

7, Martello Mews Martello Road, Seaford, BN25 1JT

ROWLAND GORRINGE

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Offers In Excess Of £575,000

A unique opportunity to acquire a superb seafront penthouse with stunning panoramic views, 3 double bedrooms, open plan living, double garage and no onward chain.

With sunrise to sunset vistas over Martello fields, golf course, white cliffs of Seaford Head and the open seas and skies, this exceptional penthouse apartment offers a living experience that is unique. Situated on the curved corner of the building, the apartment has a curved balcony, accessed from 2 sets of double French doors from the living area. The living room itself is fitted into the curve of the building, giving a beautifully light/spacious feel, overlooking the balcony and the spectacular views beyond. It opens to the kitchen/dining room which has 2 sets of French doors with Juliette balconies overlooking the sea. The kitchen has full range of wall, bridged dual-sided and base units with integrated appliances.

Waking up to morning sun, views of Seaford Head and sea, bedroom one offers 2 fitted double wardrobes and a white ensuite shower/wc. Bedroom two has 2 built in double wardrobes and an ensuite shower/wc. Whilst bedroom three has a fitted desk, drawers and shelves for a study as well as a double pull down bed disguised as a matching wardrobe.

Further benefits: Secure phone entry system, a home speaker system to all rooms, share of freehold, secure lift to the apartment and a boarded loft area with power for storage.
The apartment owns a detached double garage with power and electric up/over door and built in storage for sports gear etc. The ground floor has a common storage room (each with an assigned area for storage), plus its own private store room. The combination of a stunning penthouse with excellent storage and large garage sets this residence apart!

Martello Mews is situated on Seaford seafront overlooking the promenade, Martello Tower and beach. Seaford enjoys over two miles of uncommercialised beach front, with a level promenade and delightful cliff top walks. To the western end (Buckle Point) is a sailing club. Whilst within a ¼ mile Seaford town centre offers comprehensive range of shopping facilities, cafes, restaurants, pubs, a railway station (links to London-Victoria) and bus services to Eastbourne/Brighton.








COOK with JAMIE
SOUP BOOK



Hall

Kitchen/Dining Room
12'11" x 20'1" (3.94m x 6.12m)

Living Room
21" x 16'11" (6.40m x 5.16m)

Balcony/Patio Terrace

Bedroom One
17'8" x 15'1" (5.38m x 4.60m)

En-Suite

Bedroom Two
17'6" x 8'11" (5.33m x 2.72m)

En-Suite

Bedroom Three
10" x 14'2" (3.05m x 4.32m)

Bathroom

Double Garage
18'10" x 16'2" (5.74m x 4.93m)

Private Store
12'7" x 6'10" (3.84m x 2.09m)

Communal Entrance

Lift

Entrance Hall

Communal Storage Room

Lease: Share of Freehold

- Lease Length 973remaining

- Maintenance £200 pcm

- Mews Maintenance £130 pa

Council Tax Band: E

EPC: C





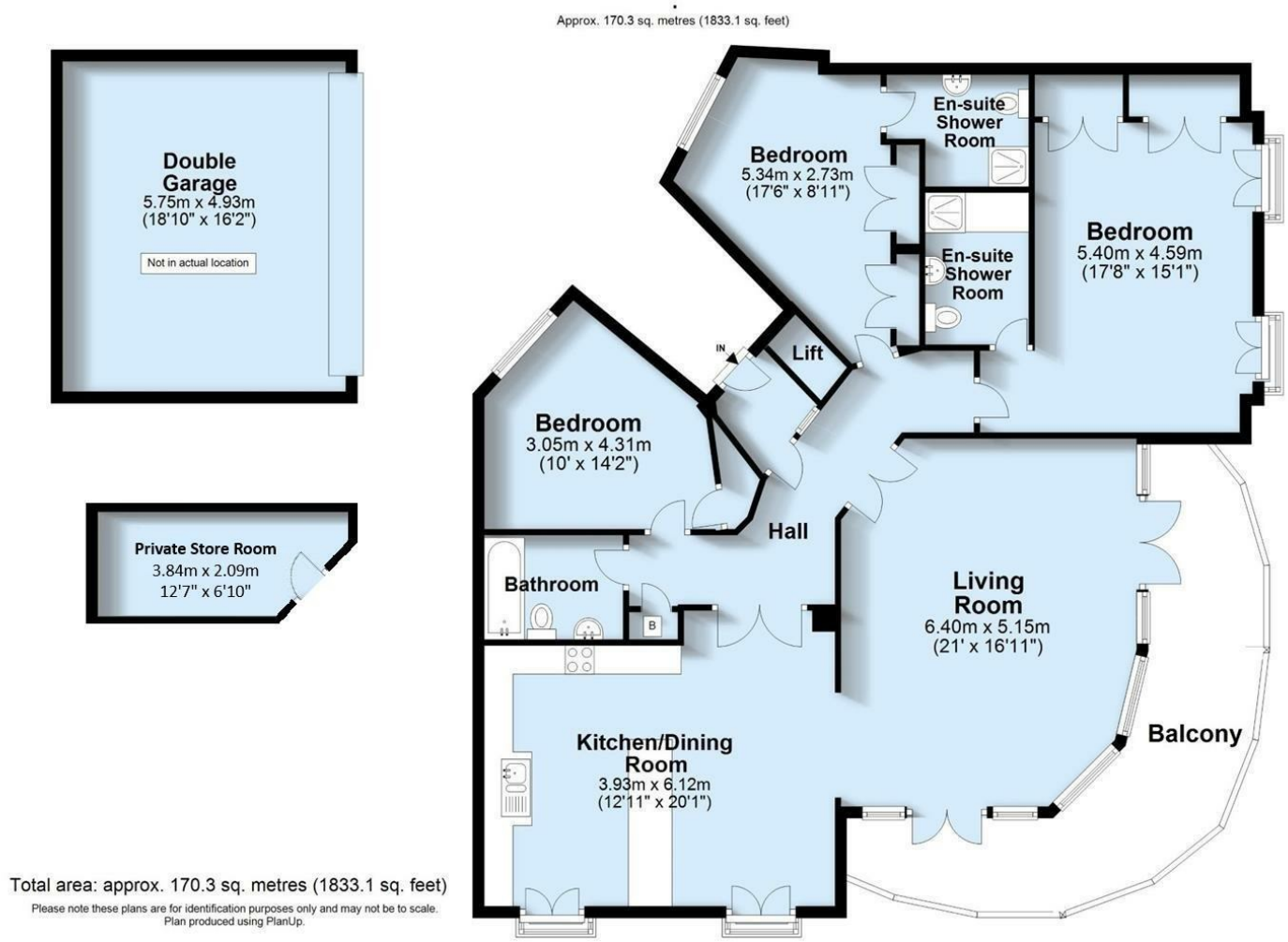












Rowland Gorringe Estate Agents
Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680

hello@rowlandgorringe.co.uk
rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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