

2  
BED

# Two Roof Terraces with Views!

Etherton Place Flat 4, Alfriston Road, Seaford, BN25 3PY



Price £225,000

Leasehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)

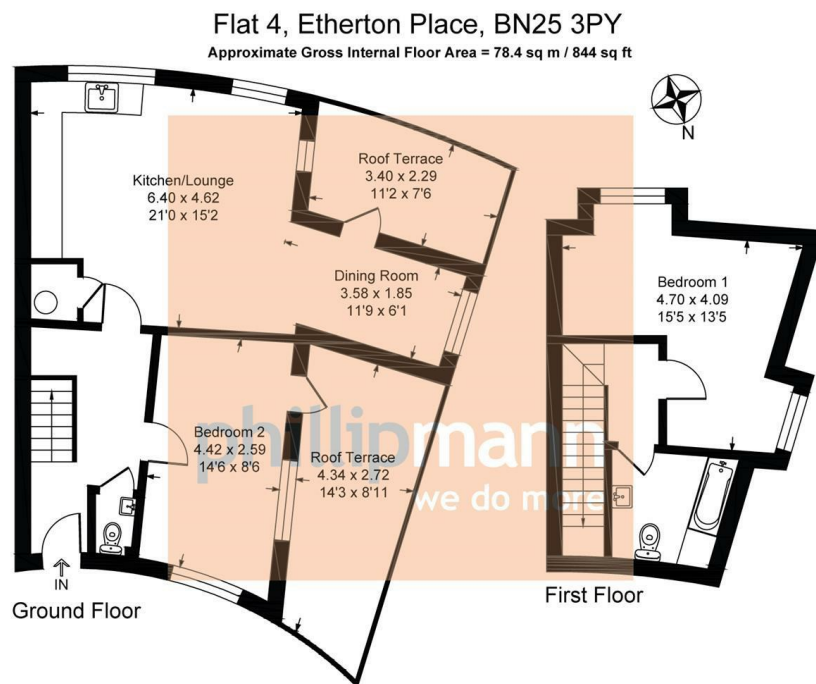


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

An exciting new development of 2 and 3 bedroom apartments, conveniently located above the new 'Tesco Express' store and within an easy level walk to a regular bus service into Seaford town and Brighton/Eastbourne, 'Wave' leisure centre and access to picturesque walks on the iconic South Downs!

The apartments are fitted to a high standard and finish to include kitchens with integrated appliances, contemporary bathroom suites and separate cloakroom/WC, double glazing and pressurised water system with electric radiators. All the flats come with an allocated parking space and some have roof terraces.

The apartments are accessed via a communal roof terrace and as you enter flat 4 the entrance hall has stairs to the first floor with recess under and access to the cloakroom/WC.

A particular feature of the apartment is the open plan living with views of the sea and towards the South Downs. The kitchen has open aspect views and is fitted with a good range of high gloss wall and base cupboards. Integrated appliances include an oven and hob, fridge/freezer, dish washer and washing machine. From the dining area there is access to an enclosed roof terrace with lovely sea views.

Bedroom one is on this level and has dual aspect views and access to a second roof terrace with views towards the South Downs.

On the first floor landing the bathroom comprises a bath and shower over with glass screen, wash basin in vanity unit, WC and tiled walls.

Bedroom two has superb dual aspect views of the sea, Seaford Head and towards the South Downs.



Energy Rating - TBC

Council Tac Band - TBC

moreinfo...



Phillip Mann Seaford Office  
1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)