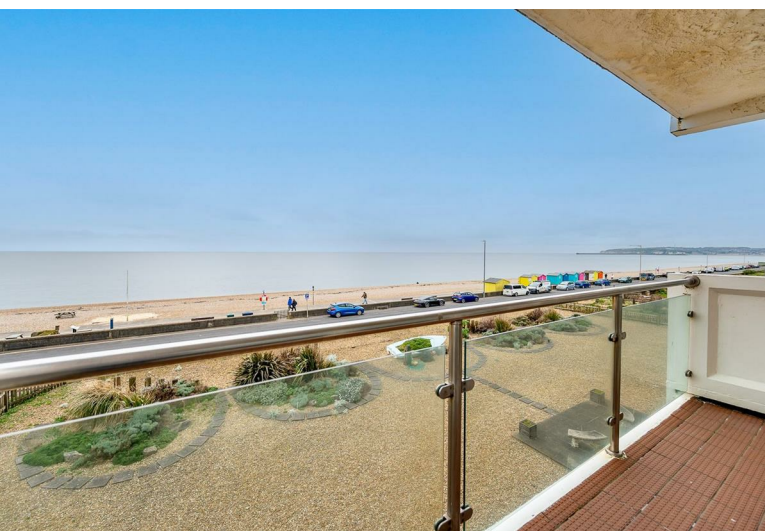


2  
BED

# Balcony, Parking and Direct Sea Views

Flat 12 Hardwicke House, Esplanade, Seaford, BN25 1JS



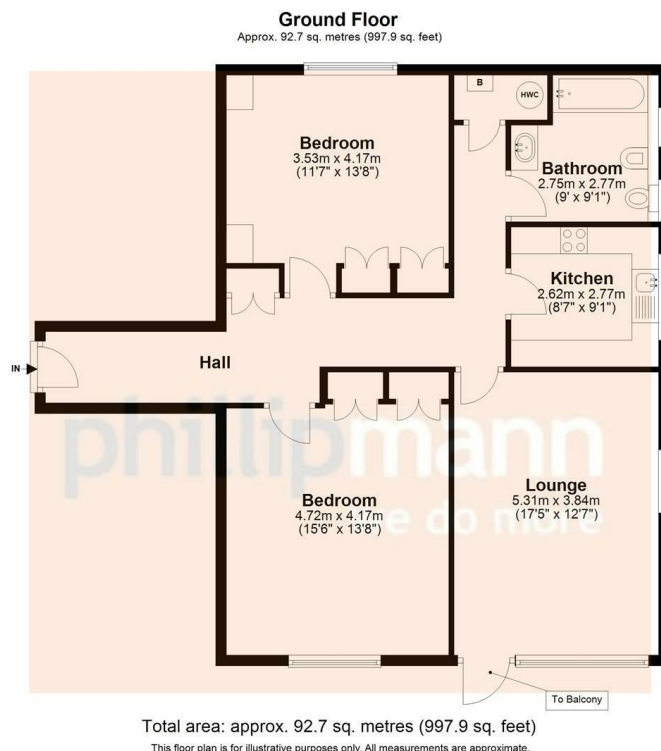
£350,000

Share of Freehold

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## inbrief...

Phillip Mann are delighted to offer this impressive two double bedroom seafront apartment with excellent sea views. Hardwicke House is a sought after development located on Seaford seafront with facilities including a communal lift, door entry phone system, communal bin chute, gas central heating, allocated parking and landscaped communal gardens.

Located on the second floor the apartment has a spacious entrance hall with cloaks cupboard, radiator, door entry phone and utility cupboard housing a modern 'Worcester' combi boiler and pressurised water system.

The dual aspect lounge/dining room has superb views of the sea and towards Seaford Head, there 2 radiators and serving hatch to the kitchen. Full height sliding glass doors lead to the covered south facing balcony which enjoys direct sea views.

The kitchen has a good range of wall and base cupboards, there is ample working surface with inset sink, gas hob with extractor, double electric oven and integrated fridge/freezer. The side window has lovely views towards Seaford Head.

The master bedroom has direct sea views, radiator and two recessed double wardrobes. Bedroom two is located to the rear of the apartment and has lovely views over the town. There is a radiator and two double fitted wardrobes.

The bathroom is fitted with a bath having mixer tap and hand shower with glass screen, WC, bidet, wash basin in tiled vanity unit, heated towel rail, tiled walls and side window.

OUTGOINGS:

SHARE OF FREEHOLD

LEASE - 999 years from 2011

SERVICE CHARGE - £2,468.84 for years 2022/2023



Energy Rating - C

Council Tax Band - C

moreinfo...



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