7 Waters Edge, BN25 2FE

Approximate Gross Internal Floor Area = 93.5 sq m / 1007 sq ft

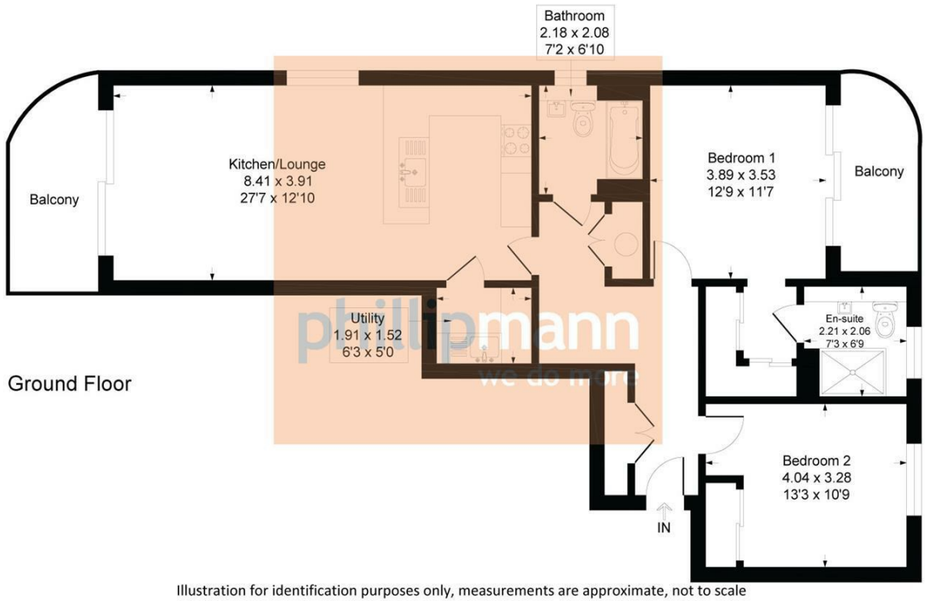


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Located on Seaford seafront with direct access to the Esplanade and beach. Seaford town is within walking distance and offers a wide range of shops, tea rooms and restaurants along with train station having direct links to Gatwick/London Victoria and a regular bus service to Brighton/Eastbourne.

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

The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

we do more...
keeping customers happy

No.1 sellers
in Seaford, Newhaven and Peacehaven

2 BED

A Stunning First Floor Apartment

Flat 7, Waters Edge, Claremont Road, Seaford, BN25 2FE

Price Guide £550,000

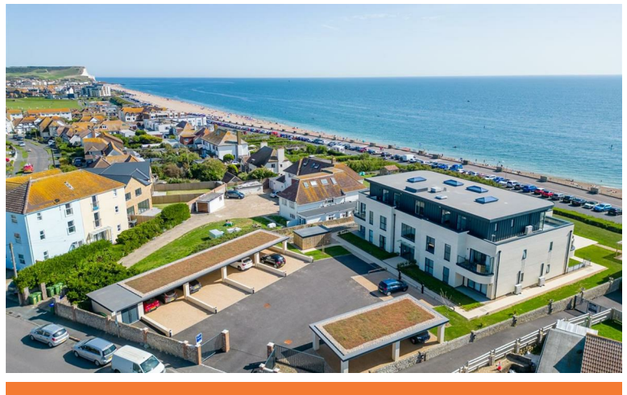
Share of Freehold

phillipmann
we do more

inbrief...

An opportunity to purchase a two double bedroom apartment, located on the first floor of this exclusive seafront development 'Waters Edge'. The accommodation comprises open plan kitchen/lounge/dining room, utility room, a bathroom and en suite shower room/WC, private balcony's, communal gardens garden, 2 allocated parking spaces and stunning sea views!

Style:	First Floor Seafront Apartment
Bedrooms:	2 Double bedrooms
Reception rooms:	Open Plan Kitchen/Lounge/Diner
Area:	93.5 SQ M/1007 SQ FT
Outside:	Covered Balcony and Garden
Parking:	2 Allocated Parking Spaces
Energy rating:	B
Council Tax Band:	F



Bear in mind...

The stunning first floor apartment offers good size living accommodation, stunning sea views, a principle bedroom with a dressing area and en-suite shower room and additional bathroom.

moredetail...

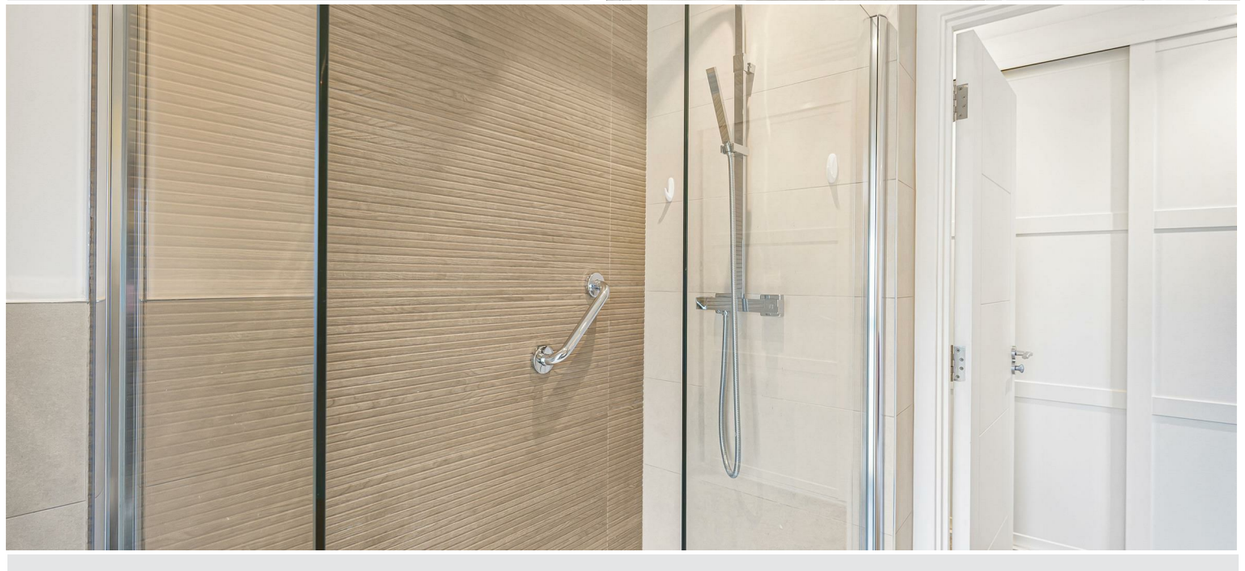
Guide Price £550,000-£575,000
Phillip Mann estate agents are delighted to offer for sale this stunning first floor apartment situated directly on Seaford seafront. Situated in the exclusive 'Waters Edge' development which offers a unique living experience with a secure gated entrance, stunning uninterrupted sea views, open plan living, underfloor heating and residents allocated parking.

The communal entrance has stairs and a lift to the first floor with a private door to flat 7. The hallway has a door entry phone, a linen cupboard and further storage cupboards. The open plan living room has a double aspect with a T.V point, a window to the side and patio doors lading onto a private balcony with stunning sea views.

The kitchen has been fitted with a good range of wall and base units with an inset sink and drainer with mixer taps, Quartz working surfaces and cupboard below, there is an inset dishwasher, built in Bosh double oven, inset electric hob with filtered hood above, integrated fridge freezer. There is a utility cupboard with an inset sink and mixer taps, cupboards below and an integral washing machine and an extractor fan.

There are two bedrooms; the Principle bedroom is a large double bedroom with full height windows to the rear and a private balcony with sea views. There is a dressing area with a full range of wardrobes with hanging rails and shelving and an En-suite shower room which has been fitted with a level access shower, sink set into a vanity unit, low level w/c, tiled walls, a full height window to the rear and an extractor fan. The second bedroom is a good size double room with full height windows to the rear.

The bathroom has been fitted with a white suite comprising a panel bath with a shower attachment, a low level w/c, a wall mounted wash hand basin set into a vanity unit with mixer taps, a heated ladder towel rail, tiled walls and flooring an a window to the side.

Remainder of a 999 Year Lease.
Service Charge; £1100 per 6 months

For further information on this stunning property of to arrange a viewing, please call our Seaford office on 01323 898666 or email us seaford@phillipmann.com