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BED

Uninterrupted Sea Views

Flat 14 Hardwicke House, Esplanade, Seaford, BN25 1JS



£325,000

Share of Freehold

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14 Hardwicke House, Esplanade, Seaford, BN25 1JS

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft

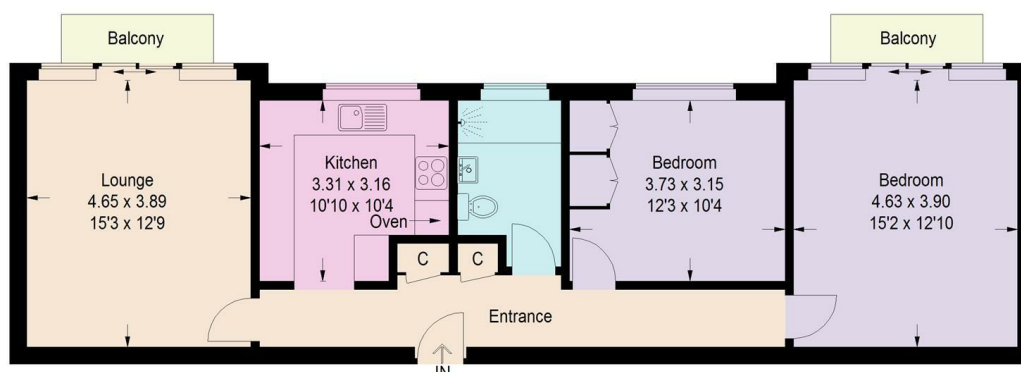


Illustration for identification purposes only, measurements are approximate, not to scale.
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inbrief...

Phillip Mann are delighted to offer this impressive two double bedroom seafront apartment with excellent sea views from all the principal rooms. Hardwicke House is a sought after development located directly on Seaford seafront with facilities including a communal lift, door entry phone system, communal bin chute, allocated residents parking and landscaped communal gardens. Considered to be in good decorative order the property benefits from a modern fitted kitchen with appliances, double glazed windows and gas central heating with modern 'combi' boiler.

Flat 14 is located on the 2nd floor and as you enter the flat the large entrance hall has a recessed cloak cupboard and linen cupboard along with entry phone.

The lounge has full height sliding doors with uninterrupted sea views onto the balcony with glass and stainless steel surround and far reaching views of Seaford bay towards Newhaven harbour.

The kitchen is fitted with a good range of 'Shaker' style units with ample working surface having inset sink below a window with direct sea views, ceramic hob with extractor canopy, integrated fridge/freezer and space for washing machine and dish washer and the 'Worcester' central heating boiler is housed in a wall cupboard.

Bedroom one has fitted wardrobes and full height sliding doors out to a second balcony with superb sea views.

Bedroom two is also a double room with fitted wardrobes and direct sea views.

From the hall the modern shower room is fitted with a contemporary style suite comprising a walk in glass shower cubicle with mains shower, wash basin, WC, chrome heated towel rail and tiled walls/floor.

OUTSIDE there is an allocated parking space to the rear of the block and communal gardens for the use of the residents on the sea side.

The property comes with a share of freehold and over 100 year lease. Service charge and maintenance: £2,731.90 per year.



Energy Rating - C

Council Tax Band - D

moreinfo...



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