

2  
BED

Uninterrupted Sea Views!  
Flat 7 Hardwicke House, Esplanade, Seaford, BN25 1JS



Price £360,000

Share of Freehold

**phillipmann**  
we do more

## 7 Hardwicke House, BN25 1JS

Approximate Gross Internal Floor Area = 95.97 sq m / 1033 sq ft

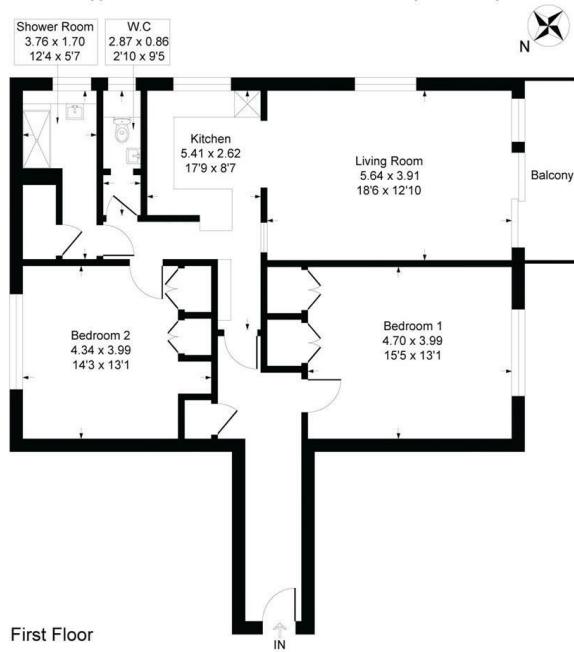


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

Phillip Mann Estate Agents are delighted to present this beautiful 1st floor flat located directly on Seaford Seafront. The flat comes with stunning uninterrupted views of Newhaven harbour & Seaford bay. Hardwicke House is ideally located directly on Seaford seafront & is within a short walk of Seaford town centre, ideal for access to local shops, Bus services to Brighton/Eastbourne & Seaford train station which has great links to London Victoria.

As you enter this flat you are greeted with a spacious hallway which provides access to both bedrooms and the modern kitchen. Bedroom 1 is a large double located to the front of the flat and has a large window to enjoy the sea view. Bedroom 2 is located towards the rear of the flat and provides view to Seaford town centre. Both bedrooms benefit from large built in wardrobes.

As you get to the end of the hallway you find will find a modern kitchen which has built in cooker & hob with extractor as well as plenty of cupboard space and space for white goods such as Fridge/Freezer, Washing machine & Dishwasher.

The living room is accessed via the kitchen and is a large living/dining space. There are large double doors with a decked balcony allowing for the perfect place to enjoy the lovely sea views. The tiled shower room is located to the rear of the flat and has a large walk in shower. There is a separate W/C located next door.

This flat comes with the convenience of an allocated covered parking space as well as a private storage area.

Share of Freehold - Remainder of 999 Year Lease  
Service Charge - Approximately £3500 Annually



COUNCIL TAX - C

EPC - C

## 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)