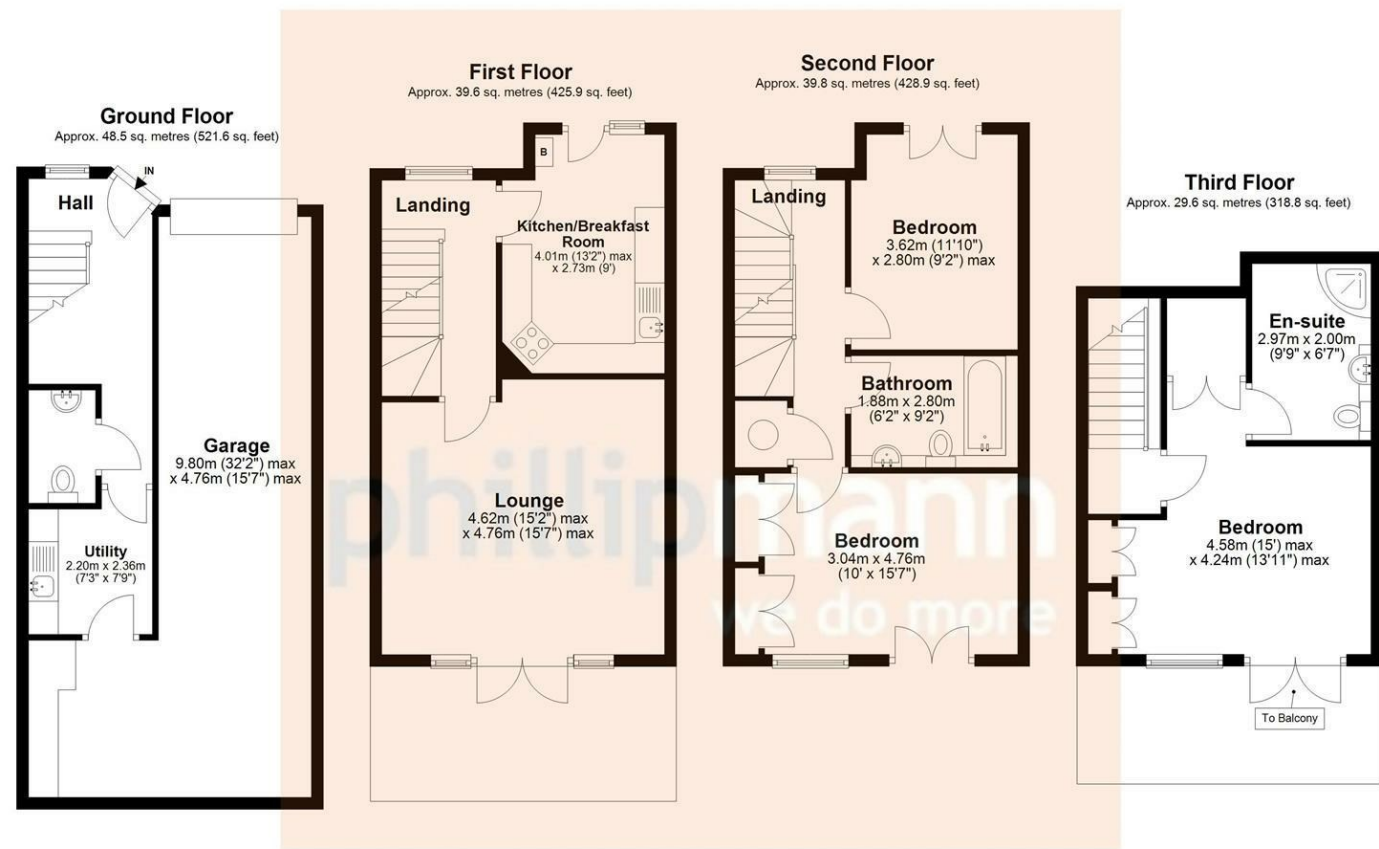


3  
BED

# A Modern Townhouse on the Seafront

6, Esplanade Mews, Seaford, BN25 1JN



Total area: approx. 157.5 sq. metres (1695.1 sq. feet)  
This floor plan is for illustrative purposes only. All measurements are approximate.



## localknowledge...

The property is within walking distance of the beach/Esplanade and the town centre, which offers a wide range of shops, pubs and restaurants. There is a train station with links to London, Gatwick and Victoria, whilst a regular bus service connects to Brighton/Eastbourne.

## moreinfo...

Phillip Mann Seaford Office

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

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in Seaford, Newhaven  
and Peacehaven

## Price £475,000

Freehold

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## inbrief...

The property offers spacious, versatile accommodation to include a good size living room, with a private decked area to the front and sea views, fitted kitchen breakfast room, principle bedroom with a private balcony with stunning sea views and en-suite shower room, there are two further bedrooms, a family bathroom, utility room, tandem garage with power, lighting, a work bench and up and over doors.

<b>Style:</b>	Modern Townhouse
<b>Bedrooms:</b>	3 Bedrooms
<b>Reception rooms:</b>	2 reception Rooms
<b>Area:</b>	1659.1sqft/157.5
<b>Outside:</b>	Decked Area and Balcony
<b>Parking:</b>	Tandem Garage
<b>Energy rating:</b>	C
<b>Council Tax Band:</b>	E

## moredetail...

Phillip Mann estate agents are delighted to offer for sale this well presented seafront residence. Built in 1999 by South Bank Homes this commanding seafront property offers spacious, versatile accommodation throughout, gas central heating, double glazing and stunning uninterrupted sea views.

The entrance benefits from a hallway with under stairs storage, a fitted cloakroom w/c and utility room with stainless steel sink and drainer unit and plumbing and appliance spaces below. There is a courtesy door to the tandem garage with power, lighting and an up and over door.

There are stairs to the first floor with a good size living room with a T.V point, decorative fireplace with an inset electric fire, full height windows and doors to the front leading to a decked area with stunning sea views.

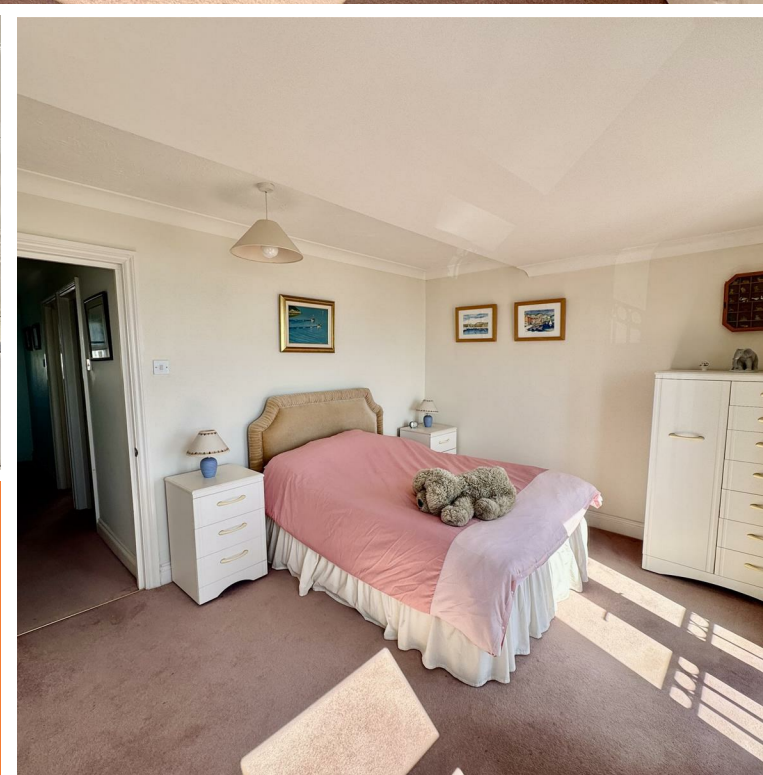
The kitchen has been fitted with a good range of wall and base units comprising a sink and drainer unit set into the working surface, cupboards below, there is a built in electric oven and four ring hob with hood above, space for a fridge and freezer and a window and door to the rear.

There are stairs to the second floor landing with an airing cupboard housing a hot water tank and window to the rear. Bedroom two benefits from a range of built in wardrobes with hanging rails and shelving and a window and door to the front with stunning sea views. Bedroom three is to the rear. The family bathroom benefits from a panel bath with mixer taps and shower attachment, w/c and wash hand basin set into a vanity unit, tiled walls a radiator and extractor fan.

There are stairs and third floor landing which leads to the principle bedroom with a good range of wardrobes and cupboards with hanging rails and shelving, a window to the front with stunning sea views and doors onto the private enclosed balcony. The en-suite shower room has been fitted with an enclosed shower with thermostatic shower, wash hand basin and w/c set into a vanity unit, tiled walls, an extractor fan and a radiator.

## What the owner says...

" We have loved living here, the views are superb at all times of the year and the sunsets are second to none "



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com)



## Bear in mind...

This property is the largest of its design offering spacious and versatile accommodation throughout. The views are unrivaled given its commanding seafront location!