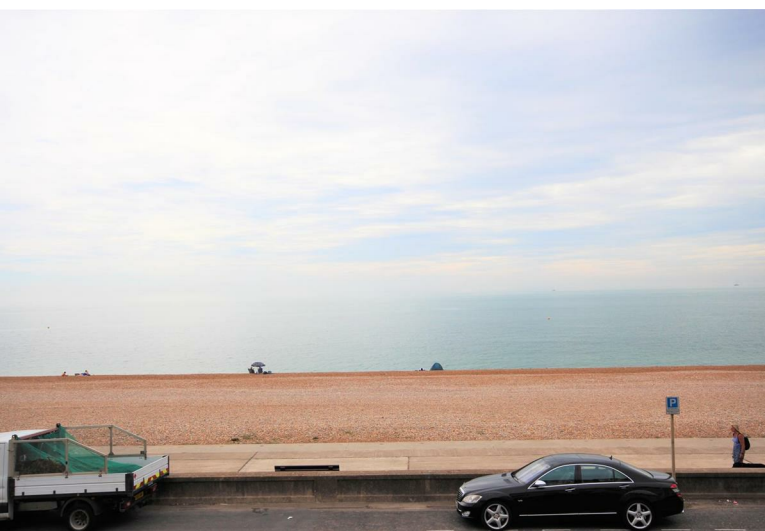


2  
BED

# A Second Floor Flat With Stunning Sea Views.

Flat 3, 34, Esplanade, Seaford, BN25 1JJ



Price £260,000

Share of Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



FLAT 3/34 ESPLANADE SEAFORD  
 TOTAL APPROX. FLOOR AREA 90.9 SQ.M. (979 SQ.FT.)  
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and other details are not guaranteed. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify all details and measurements with the vendor. The accuracy of the floor plan is not guaranteed. The accuracy of the floor plan is not guaranteed. The accuracy of the floor plan is not guaranteed.

inbrief...

Phillip Mann estate agents are delighted to offer for sale this spacious and well presented apartment situated on Seaford seafront. Offering good size living accommodation, gas central heating, double glazing and stunning sea views this property must be viewed to appreciate all it has to offer. There are communal stairs to the first floor and private entrance door to flat 3. The hallway has a radiator and door entryphone.

The living room is a great size with a decorative fireplace with wood surround and tiled insert, a television point, built in window seat and shelving, two windows with stunning sea views and a door to a private enclosed balcony.

The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps and cupboards below, there is plumbing and space for a washing machine, dish washer, cooker recess, space for an upright fridge freezer, part tiled walls and window to the rear.

There are two bedrooms, bedroom one is a good size double room with a radiator and two windows to the rear, the second bedroom benefits from a storage cupboard, wall mounted combination boiler and window to the side.

The bathroom is fitted with a white suite comprising a panel bath with mixer taps and shower attachment, close coupled w/c, pedestal wash hand basin, tiled walls and heated towel rail. The cloakroom has been fitted with a low level w/c and has a window to the side.

Outside there is a communal outside space and private garage with side courtesy door and metal up and over door.

Outgoings:  
 Maintenance/service charge: We understand it is £450 per half year.  
 Lease: We understand there is a Share of freehold with a lease of 999 years from 1st January 1986



Council Tax Band: A

Energy Rating: 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)