

3 Esplanade Mews, BN25 1JN
 Approximate Gross Internal Floor Area = 124.9 sq m / 1345 sq ft
 Garage Area = 18.6 sq m / 201 sq ft
 Total Area = 143.5 sq m / 1546 sq ft



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

3
BED

Great sized accommodation, Stunning Views
 3, Esplanade Mews, Seaford, BN25 1JN



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...

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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, 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, garage and car port.

Style:	Modern Townhouse
Bedrooms:	3 Bedrooms
Reception rooms:	Lounge/Dining Room
Area:	1546sqft/143.5Sqm
Outside:	Decked Area and Balcony
Parking:	Garage & Car Port
Energy rating:	C
Council Tax Band:	E

moredetail...

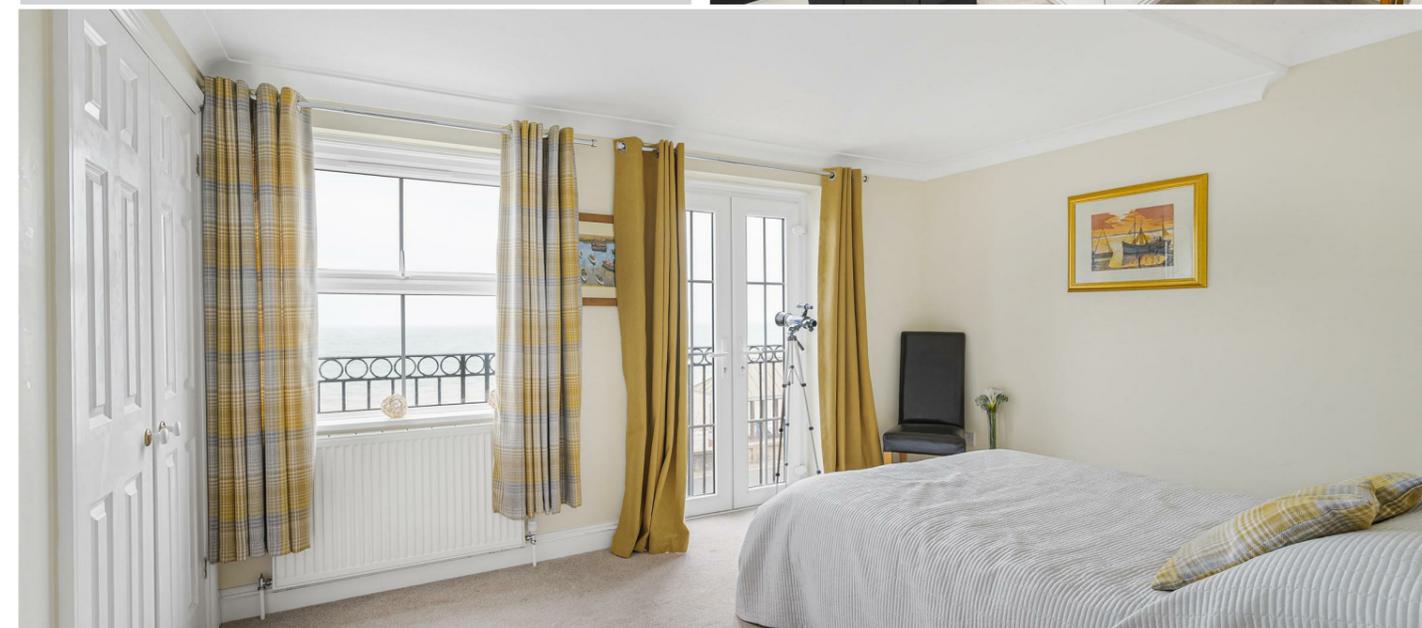
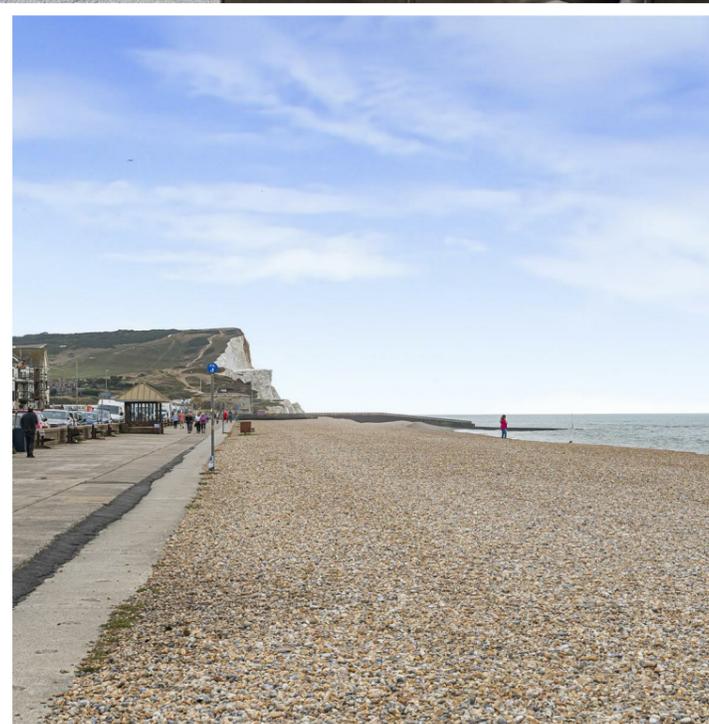
Phillipmann Estate Agents are delighted to offer for sale this stunning seafront residence, situated in a prime location with direct sea views, short walk into town and close to local schools. The property benefits from a brand new boiler with pressurised water system, new double glazed windows around the property, gas central heating, multiple floors and a large garage. Entering the property you are welcomed into a lovely hallway with under stairs storage, W/C with wash-hand basin following into a convenient utility room which has space for a washing machine and tumble-dryer. The garage is also accessible on this floor which is very spacious and includes multiple power outlets. Heading up to the first floor, you will find a lovely sized lounge/diner with French doors out to the terrace. The lounge has plenty of space for furniture and the terrace is a great place to relax and enjoy the direct sea views. The Kitchen includes, multiple base and wall hung units, eye-level oven with built in grill on top, space for a dishwasher, space for a large fridge-freezer, Brand New Boiler and a four ring gas hob. Heading up to the second floor you will find bedroom two which is a great sized double with plenty of built in wardrobe cupboards and space for ample furniture there is also another set of French doors to a Juliet balcony. Next, along the hall there is a large bathroom which is tiled throughout and includes, low-level W/C, sink vanity unit and bath with mixer shower taps. Bedroom three is located on this floor which is a double room, or a great study space. Finally, on the top floor you are welcomed into a beautiful large double bedroom with ample wardrobes and built in cupboards and doors out to the balcony with stunning uninterrupted sea views. The brand new refitted en-suite bathroom/WC includes, sink vanity storage, illuminated medicine cabinet, heated towel rail, large walk-in shower and extractor fan. Large roof space, light and part boarded.

What the owner says...

"The property is very spacious and we love the view, it offers great accommodation!"



To book an appointment please call 01323 898666 or email Seaford@phillipmann.com



Bear in mind...

This property is conveniently located with uninterrupted Sea Views over multiple floors!