



Flat 7, 18 Esplanade, Seaford, East Sussex, BN25 1JL

ROWLAND
GORRINGE

18 Esplanade Seaford East Sussex BN25 1JL £325,000

A well presented 2 double bedroom maisonette – located on the seafront with stunning sea/beach views.

Arranged over the top 2 floors, this light and spacious flat has an impressive open plan high ceilinged 19' living/dining/kitchen, with wood flooring and windows to two elevations taking full advantage of the stunning sea views. There is also a small balcony accessed from the living room. Both double bedrooms are located on the top floor, and have a dual aspect. Bedroom 1 has a vaulted ceiling and commanding views over the beach and sea. Features and benefits include: secure intercom entry system, share of freehold, gas fired central heating system and uPVC double glazing units.

Located opposite the beach, the property is ideally located for the seafront, whilst Seaford town centre is a few hundred metres away with its numerous shops, cafes, pubs, restaurants, parks, library, two doctors' surgeries. Frequent bus services to Eastbourne or Brighton, a railway station with services to Victoria and Brighton via Lewes. To the eastern end of the promenade you have Seaford Head, a chalk headland, with picturesque views of the Seven Sisters and walks to the Cuckmere River. Whilst the western end of the promenade leads you to Tide Mills and the Ouse Estuary Nature Reserve.



- Approx. 925 sq. ft
- 2 Double Bedrooms
- Open Plan Living
- Close to Town Centre
- Balcony

- Seafront Maisonette
- Stunning Sea Views
- Share of Freehold
- Secure Phone Entry System



Communal Entrance	
Entrance Hall	
Kitchen/Living/Dining Room	
	5.92m x 4.85m (19'5" x 15'10")
Balcony	
Upper Floor Landing	
Bedroom 1	4.65m x 3.96m (15'3" x 12'11")
Bedroom 2	4.06m x 3.63m (13'3" x 11'10")
Bathroom	2.69m x 1.65m (8'9" x 5'4")

Lease: Share of Freehold

- 96 years remaining
- Maintenance £2537per 6 Months

Council Tax Band: C

EPC: D





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Approximate Gross Internal Floor Area = 85.96 sq m / 925 sq ft

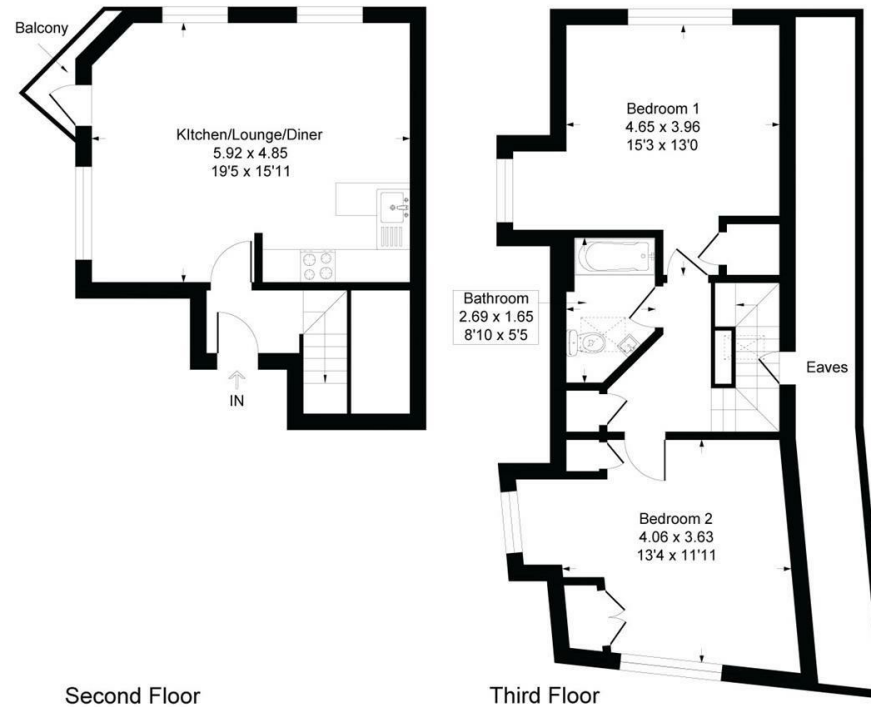


Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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