



MARINE PARADE, SEAFORD, EAST SUSSEX, BN25 2QR

£2,000,000



The Buckle, considered to be Seaford's most iconic landmark, occupying a waterfront position with spectacular unrivalled views. An overwhelming refurbishment programme has been carried out by its current owners bringing with it an elegant and contemporary finish.

The property is prominently set back from Marine Parade, nestled on a good size plot with ample parking and detached double garage to the rear. Tide Mills is situated nearby, together with Seaford Sailing Club and unspoilt beach just a few paces away. Seaford town centre and railway station are both within one mile distance.

The property is arranged over three floors accumulating to in excess of 7000 square feet of versatile accommodation, making it ideal for multi generation living arrangements.

The ground floor has the benefit of a cinema and adjoining games area, three double bedrooms, a study, bathroom, together with ample storage.

The first floor has a further double bedroom, bathroom and utility room. The open plan kitchen, lounge and dining room arrangement is ideal for modern social living, measuring 38 x 27 feet and capitalising on the stunning direct coastal views. There is a delightful and cosy circular lounge which incorporates part of the imposing turret.

The second floor has two further double bedrooms both with en suite facility and westerly aspect balconies. The remaining part of the turret formerly known as The Captains Quarters includes an additional lounge, with its own en suite facility and stairway to the top level boasting a breathtaking circular double bedroom enjoying miles of coastal and downland views.

The annexe has two further bedrooms, lounge, kitchen, cloakroom, additional bathroom and two conservatories.

The current owners previously had the property arranged as part home and part B & B hub, generating good levels of income. Three of the rooms generate approximately £180- £200 per night. The Annex potentially would generate a self catering income of £1200 per week.

- DETACHED WATERFRONT RESIDENCE
- UNDERGONE COMPLETE REFURBISHMENT
- SPECTACULAR VIEWS
- SEVEN BEDROOMS, TWO BALCONIES
- EXCELLENT BED & BREAKFAST POTENTIAL
- FIVE BATHROOMS/SHOWER SUITES TO THE MAIN HOUSE
- GAMES & CINEMA AREAS
- OPEN PLAN KITCHEN, LIVING ROOM AND DINING ROOM ARRANGEMENT
- UTILITY & CLOAKROOM
- SEPARATE BREAKFAST ROOM

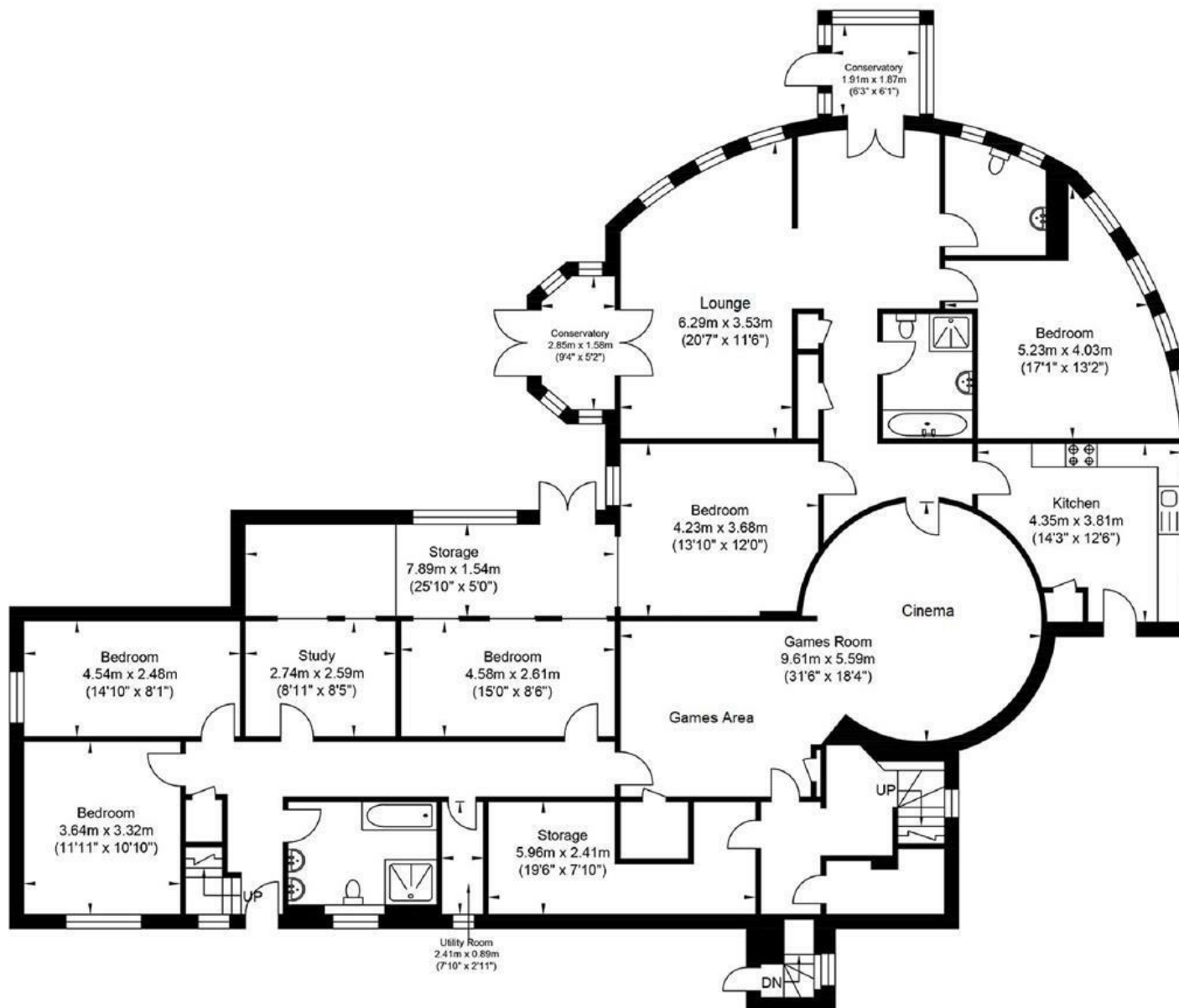












Ground Floor  
 Approximate Floor Area  
 2832.41 sq ft  
 (263.14 sq m)



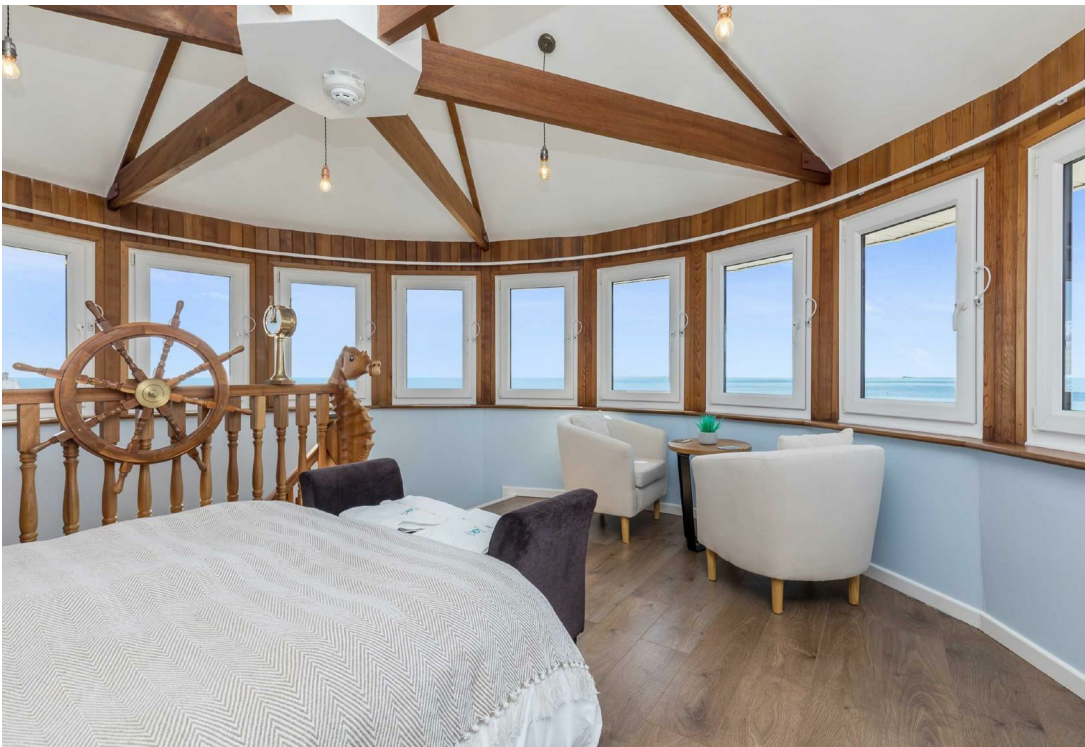






### Other

Council Tax band G - For more information please visit [Lewes District council website](https://www.lewes.gov.uk/council-tax).





## COUNCIL TAX BAND

Local Authority: Lewes District Council  
Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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EST. 2004