



MARINE VIEW CLAREMONT ROAD, SEAFORD, BN25 2QA

£499,950



A two bedroom first floor apartment forming part of this luxury development. Set back from Marine Parade occupying a waterfront position with spectacular views. 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.

This first floor apartment provides accommodation in excess of 87 square meters and offers a modern social living arrangement with open plan kitchen, dining and lounge area.

The extremely well-appointed kitchen has Quartz work surfaces and inset TC induction hob with built in downdraft extractor. Integrated appliances including fridge, freezer, dishwasher, washer dryer, Zanussi hide and slide oven and separate microwave. There is a Porcelanosa bathroom and ensuite having wireless shower controller.

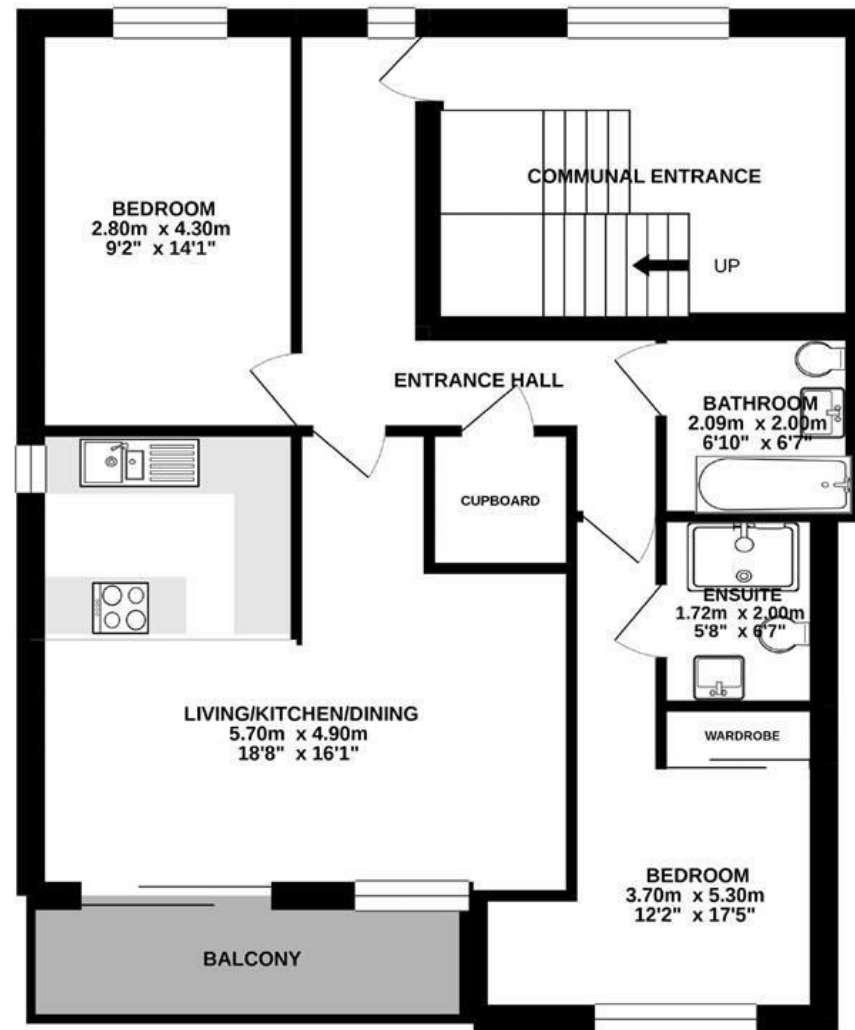
The balcony with its unobstructed sea views is surrounded by discreet frameless aluminium and toughened glass balustrade and is accessible from both bedroom one and open plan living space. The property further benefits from under floor heating.

Resident's parking is accessed via Claremont Road with electric gate having video and voice entry.

- PART OF A LUXURY DEVELOPMENT
- TWO BEDROOM FIRST FLOOR SEAFRONT APARTMENT
- OPEN PLAN LIVING/KITCHEN/DINING AREA
- BALCONY SURROUNDED BY DISCREET FRAMELESS ALUMINIUM AND TOUGHED GLASS BALUSTRADE
- HIGH END KITCHEN WITH INTEGRATED UNITS
- LUXURY PORCELANOSA BATHROOM
- UNDERFLOOR HEATING
- FIBRE BROADBAND
- PARKING AT THE REAR OF THE BUILDING



## FIRST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: New Build

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating:



## 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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