7 WATERS EDGE CLAREMONT ROAD, SEAFORD, EAST SUSSEX, BN25 2FE

£550,000

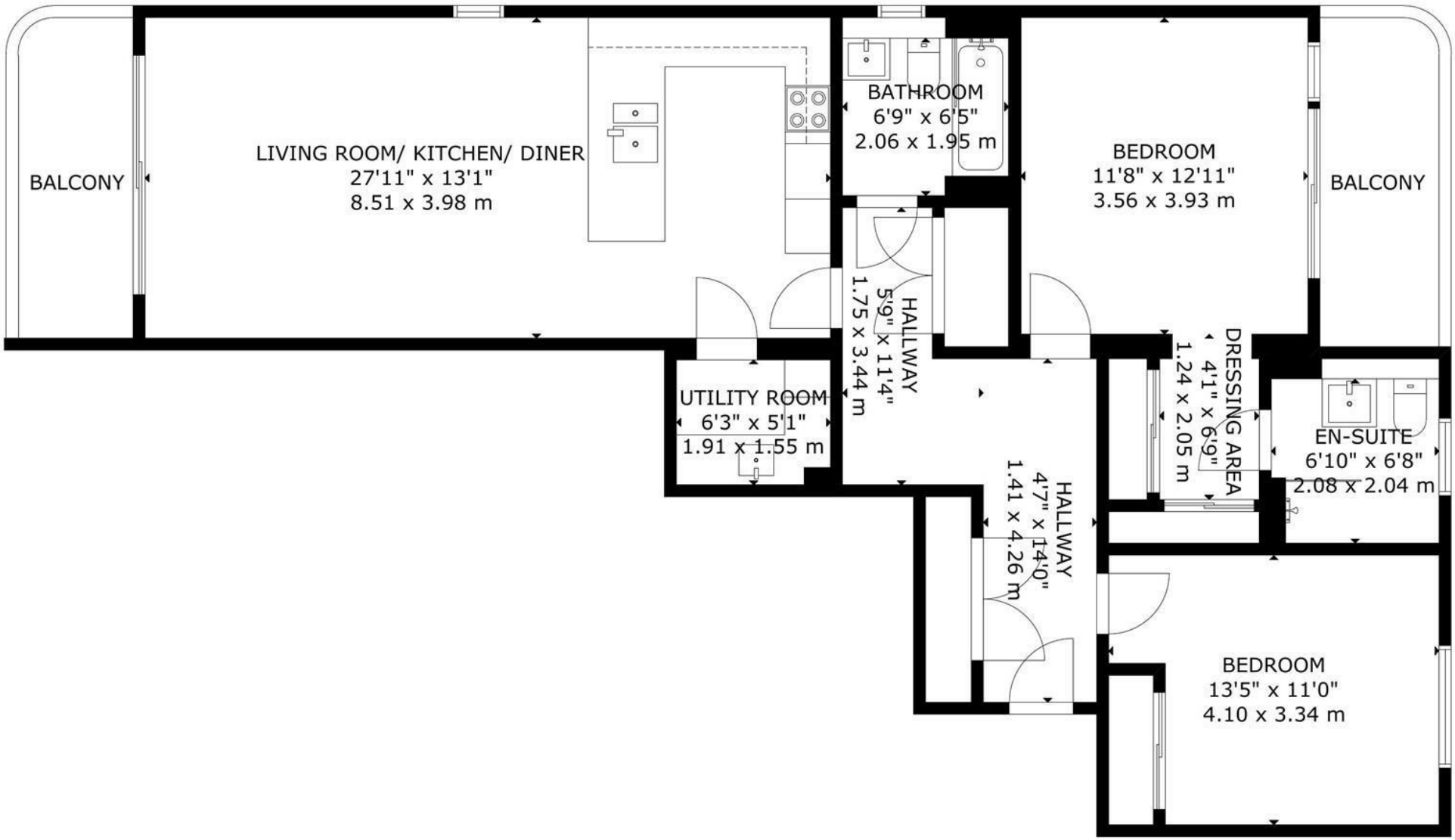
A unique opportunity to acquire a spacious first floor seafront apartment in a favoured location within Seaford. This imposing purpose built block forms a modest number of apartments, easily accessible from Seaford town centre, local bus routes and railway station as well as being just a stone's throw from Seaford seafront. Waters Edge has a private gated entrance, lift access to all floors, spacious and bright communal entrance ways, large south facing communal garden, external bike storage area and electric car charging points. Apartment 7 also benefits from having two parking spaces.

The accommodation comprises 27' dual aspect living kitchen and dining room. There is also a utility room, family bathroom, main bedroom with dressing area, balcony and en-suite shower room and a further double bedroom which is currently arranged as a study/dressing room. Delightful views towards Seaford seafront can be enjoyed from the spacious balcony off the main living area. The balcony off the main bedroom provides a pleasant outlook towards Newhaven Bay.

Seaford offers a range of amenities and leisure facilities close to the town centre, and is surrounded by nature's beauty spots including Seaford Head with its miles of coastal and downland walks, Tide Mills, and Bishopstone Village.

An internal inspection is advised to appreciate the level of accommodation and ease of maintenance on offer.

- BEAUTIFULLY-POSITIONED FIRST FLOOR APARTMENT FORMING PART OF THIS SMALL BLOCK
- STUNNING VIEWS TOWARDS SEAFORD SEAFRONT AND NEWHAVEN BAY
- TWO DOUBLE BEDROOMS
- 27' DUAL ASPECT, OPEN LIVING KITCHEN / BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- EN-SUITE SHOWER ROOM, DRESSING AREA AND BALCONY TO MAIN BEDROOM
- WELL-FITTED BATHROOM
- SPACIOUS BALCONY VIA LIVING AREA SUITABLE FOR OUTDOOR DINING
- GENEROUS LEVEL OF STORAGE SPACE
- TWO PARKING SPACES
- SEAFRONT FACING COMMUNAL GARDEN, BIKE STORAGE AND ELECTRIC VEHICLE CHARGING POINT



GROSS INTERNAL AREA
TOTAL: 105 m²/1,125 sq ft
FLOOR 1: 105 m²/1,125 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B

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 representationsof fact or form part of any offer or contract.

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