

3 Bed Terraced In Marine Parade , Seaford, BN25 2PL

£460,000





SHORT DESCRIPTION

Property Ref: 14846 A bright and airy property boasting stunning sea views — the perfect setting for a beautiful home. As you enter the property, you are welcomed by a hallway with access to both the ground floor flat and stairs leading to the first floor. The ground floor flat features a bright kitchen and living area with lovely views of the communal garden. It also offers a generously sized double bedroom and a spacious bathroom complete with a walk-in shower. Stylish bamboo flooring runs throughout the space. This self-contained flat is ideal as a private space for a family member, a young adult, or as a potential rental opportunity. As you ascend the stairs, you are welcomed into a bright and airy living room, beautifully filled with natural light and offering stunning sea views. Patio doors open onto a decked terrace—perfect for relaxing, sunbathing, or alfresco dining—with the seafront garden just beyond. The separate kitchen overlooks the communal garden, and there is also a convenient cloakroom with a toilet and washbasin on this level. On the second floor, you will find two generously sized double bedrooms. The main bedroom overlooks the beach, offering even more breathtaking views than those below, while the second bedroom looks out over the communal garden. Both bedrooms feature restored original floorboards. The bathroom, located between the bedrooms, includes a bathtub with an effective shower attachment. The property benefits from excellent transport links: just a five-minute walk to the nearest bus stop where the Number 12 ‘Coaster’ bus runs frequently between Brighton and Eastbourne. Seaford Station is just ten minutes away on foot, with regular trains running every half hour to Brighton via Lewes. There is convenient parking space for two cars directly outside the front door. Viewings are highly recommended. Property Type: Terraced Full selling price: £460000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement: 1177 sq.ft. Outside Space: Communal Garden, Front Garden, Patio Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Sale Possession of the property: Self-occupied -----

3

Bed Room(s)

2

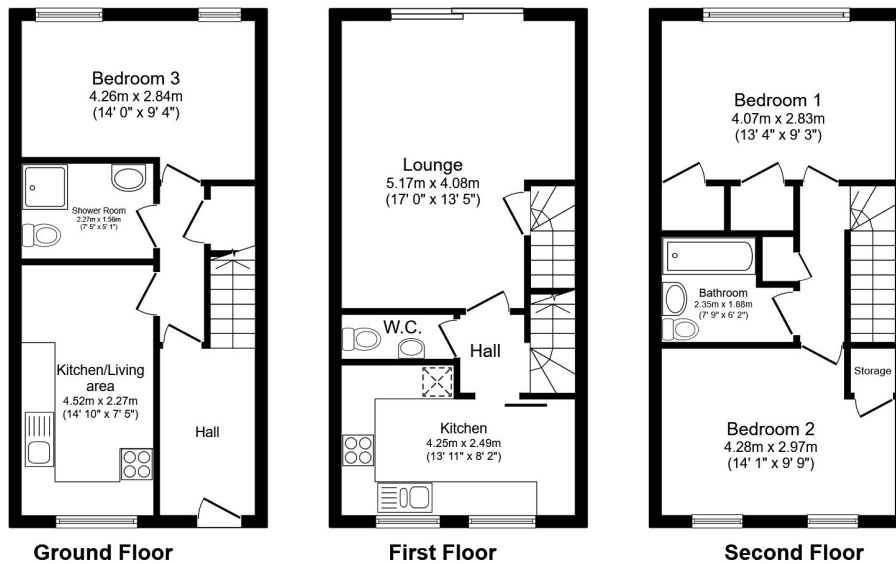
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 109.3 sq.m. (1,177 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-terrace house
Total floor area	109 square metres

Rules on letting this property

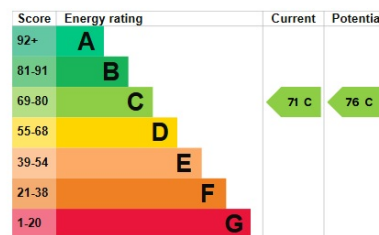
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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