

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

£450,000





## SHORT DESCRIPTION

Property Ref: 16053 This charming three-double-bedroom terraced house is perfectly positioned right on the beach, offering uninterrupted sea views and breathtaking sunsets enjoyed from both the conservatory and main bedroom. Located in the highly desirable seaside town of Seaford, the property benefits from a prime location just a stone's throw from the beach, while also being conveniently close to the train station, making it ideal for commuters, families, or those seeking a coastal retreat. The accommodation is well laid out and comprises an entrance hall, a spacious lounge featuring an open fireplace, and a useful under-stairs storage cupboard. The property also offers a fitted kitchen, conservatory, and three generously sized double bedrooms, all with carpeted flooring, with built-in storage and fitted wardrobes to selected rooms. There are two bathrooms along with a separate WC, providing excellent practicality for family living. Externally, the property truly shines with a large decking area to the front, directly facing the sea—perfect for relaxing or entertaining while enjoying coastal views. To the rear, there is private parking for two vehicles, leading to a garage, along with ample on-street parking available nearby. A rare opportunity to acquire a beachfront home combining space, parking, and outstanding views in one of Seaford's most sought-after locations. Property Type: Terraced Full selling price: £450000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: D Measurement: 1285 sq.ft. Outside Space: Front Garden Parking: Garage, Rear, Off-street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant.....



**Bed Room(s)**



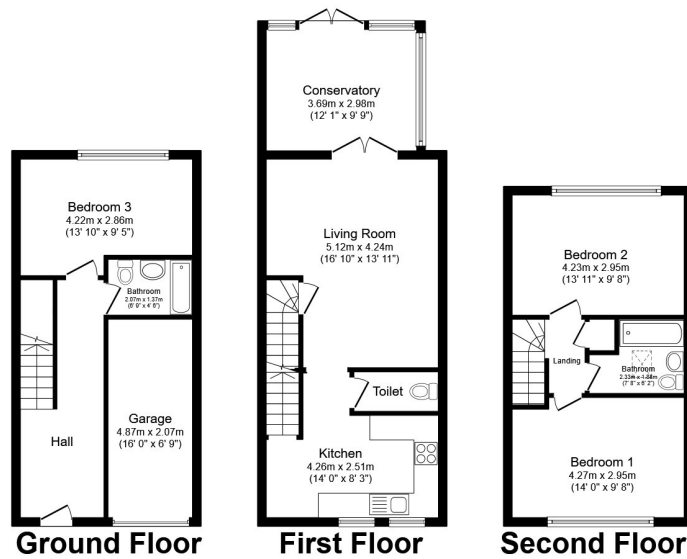
**Bath Room(s)**



**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 119.4 sq.m. (1,285 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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