



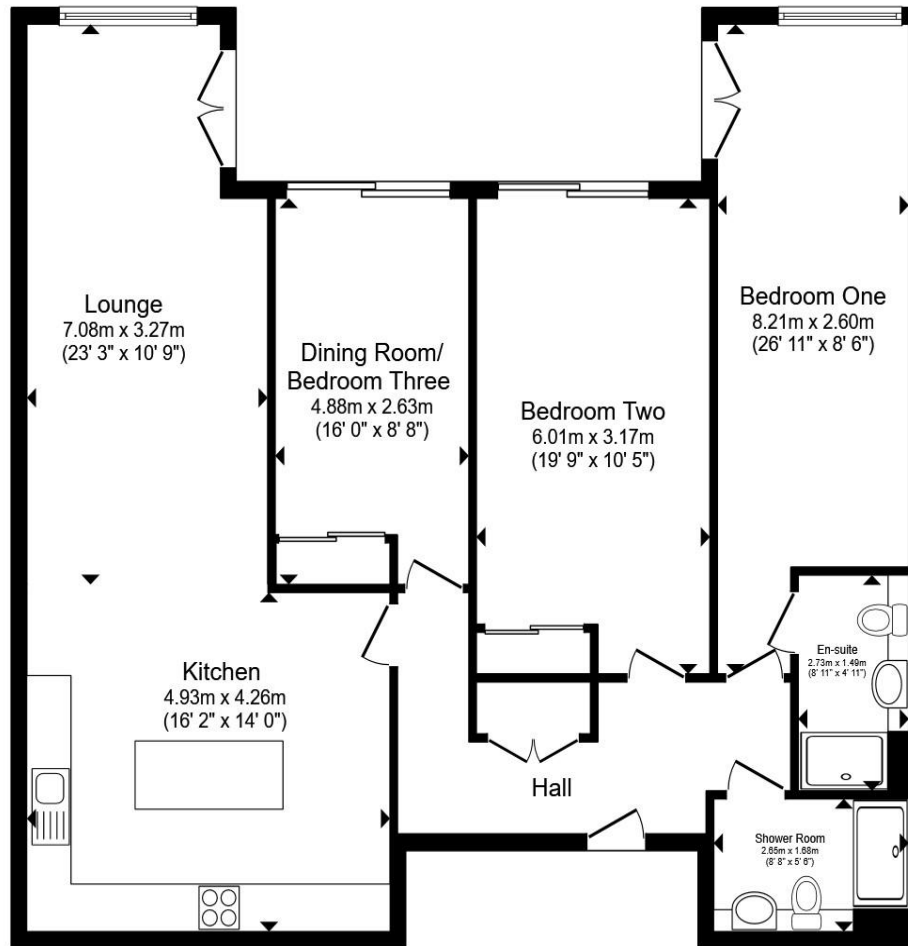
Waters Edge, Claremont Road, Seaford, BN25 2FE

welcome to

Waters Edge, Claremont Road, Seaford

Occupying a prime position within the prestigious Waters Edge development, this exceptional three-bedroom apartment offers an enviable blend of contemporary coastal living, generous accommodation and uninterrupted sea views, all just moments from Seaford's beach and promenade.





Total floor area 117.0 m² (1,259 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.propertybox.io



Entrance Hall

Lounge

23' 3" x 10' 9" (7.09m x 3.28m)

Kitchen

16' 2" x 14' (4.93m x 4.27m)

Bedroom One

26' 11" x 8' 6" (8.20m x 2.59m)

En-Suite Shower Room

8' 11" x 4' 11" (2.72m x 1.50m)

Bedroom Two

19' 9" x 10' 5" (6.02m x 3.17m)

Bedroom Three/Dining

16' x 8' 8" (4.88m x 2.64m)

Modern Bathroom Suite

8' 8" x 5' 6" (2.64m x 1.68m)

X2 Allocated Parking Spaces

Outdoor Living

welcome to

Waters Edge, Claremont Road, Seaford

- Exclusive Apartment Within the Prestigious Waters Edge Development
- x2 Allocated Parking Spaces
- Private Terrace Overlooking the Coastline
- Three Generous Double Bedrooms
- Stunning Uninterrupted Sea Views

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 3120.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 26 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£650,000 - £675,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109284



Property Ref:
SEA109284 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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