

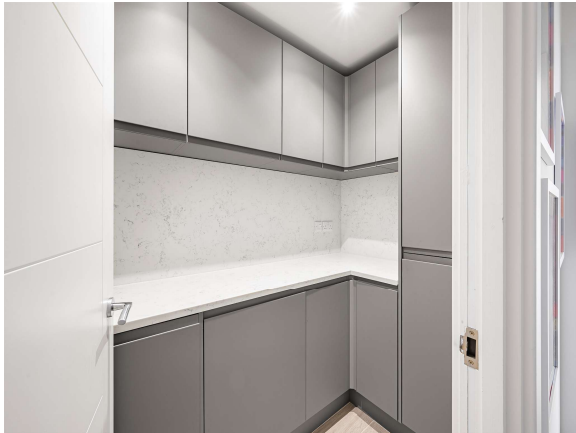


Waters Edge Claremont Road, Seaford BN25 2FE

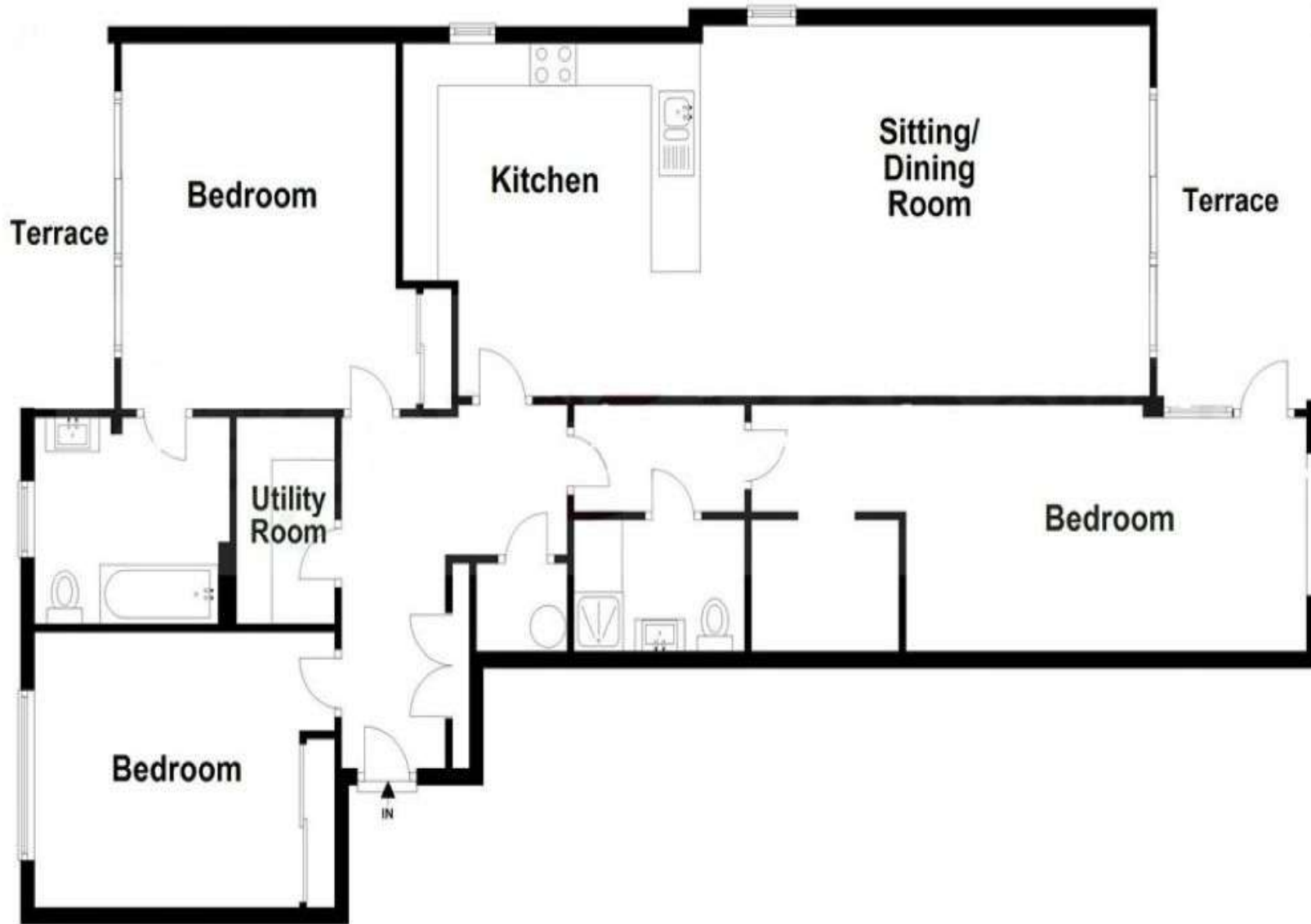
welcome to

Waters Edge Claremont Road, Seaford

GUIDE PRICE £600,000 - £650,000 Exceptional three bedroom luxury ground floor apartment with stunning views of the sea making it an ideal coastal residence. Offered to the market with a share of freehold and high quality finishes throughout this is a must see property.



Approx. 148.0 sq. metres (1592.6 sq. feet)



Entrance Hall

Kitchen

Utility Room

Sitting/Dining Room

Terrace

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bathroom

Allocated Parking

Agent's Note

welcome to

Waters Edge Claremont Road, Seaford

- LUXURY GROUND FLOOR APARTMENT
- SHARE OF FREEHOLD
- SPECTACULAR SEA VIEWS
- EXCLUSIVE WATERS EDGE DEVELOPMENT
- HIGH QUALITY MODERN FINISH THROUGHOUT

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: 3200.00

Ground Rent: £0

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

£600,000 - £650,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109360



Property Ref:
SEA109360 - 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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