



QUEENS HALL 47A BROAD STREET NORTH, SEAFORD, BN25 1NR

£230,000

A delightful converted maisonette in an attractive Victorian building, offering modern living in the heart of Seaford, close to amenities, bus services, station and seafront. The property is well presented and benefits from being on the ground floor.

The property has an open plan living room/kitchen with large windows giving a light and airy feel. The modern kitchen area has a wide range of base and wall units and features a breakfast bar which separates the kitchen from the lounge area. The kitchen has also has an integrated gas hob and electric oven with filter hood above as well as space for washing machine and fridge/freezer. This room has a high ceiling creating a spacious feel.

In the entrance hall, there is a useful large storage cupboard and the downstairs cloakroom is fitted with a close coupled w/c and wash basin with tiled splash back.

The first floor landing has access to the loft space. Both bedrooms are a generous size, and have velux windows with fitted blinds and high ceilings.

The bathroom has a bath with glazed screen and temperature controlled shower, w/c and basin, part tiled walls, airing cupboard with boiler and a heated towel rail.

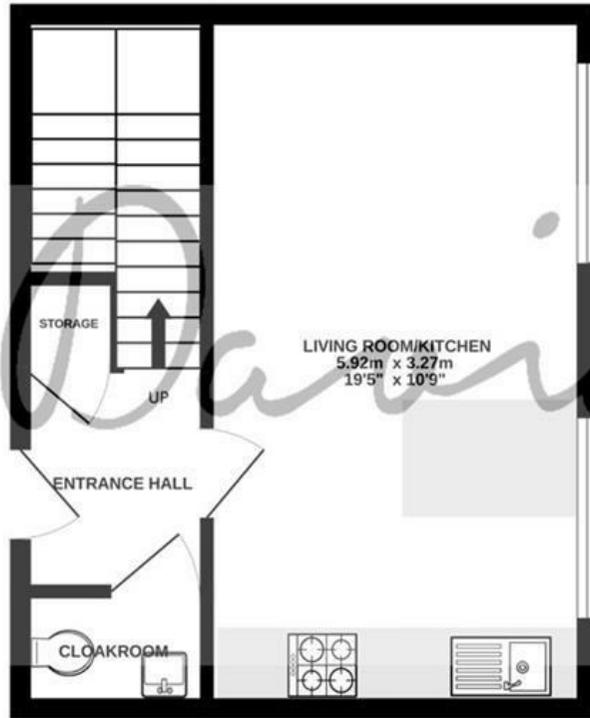
Queens Hall also has the benefit of communal gardens and a communal bike store.

An internal inspection is advised to appreciate how spacious the apartment is.

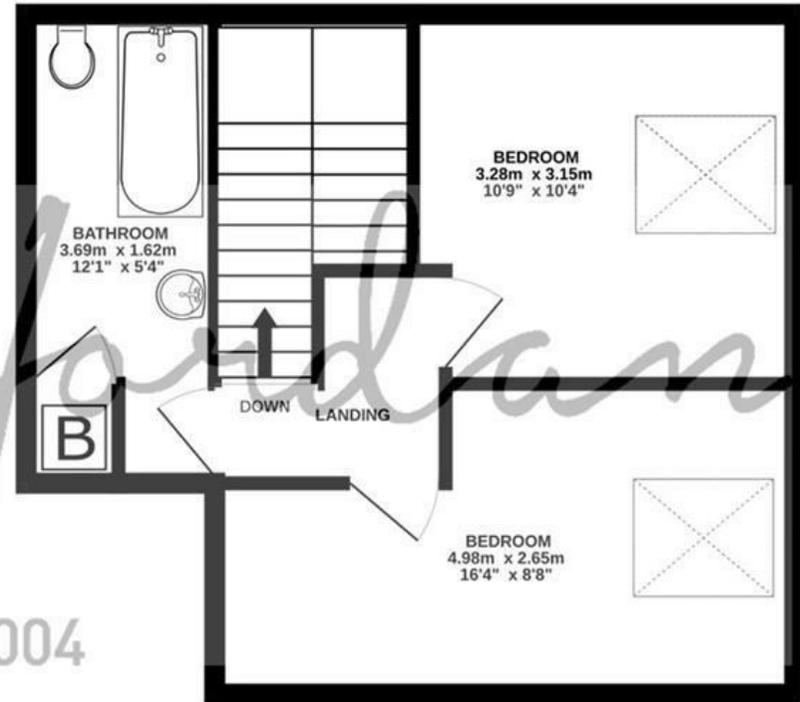
- TWO DOUBLE BEDROOMS
- GROUND FLOOR MAISONETTE
- TOWN CENTRE LOCATION
- WELL-PRESENTED
- OPEN PLAN LIVING KITCHEN DINING ROOM
- BATHROOM
- GROUND FLOOR CLOAKROOM
- COMMUNAL GARDEN AREA
- 113 YEAR LEASE, ANNUAL SERVICE CHARGE - £1,954.30
- OFFERED FOR SALE WITH NO ONWARD CHAIN



GROUND FLOOR  
28.8 sq.m. (310 sq.ft.) approx.



1ST FLOOR  
35.4 sq.m. (381 sq.ft.) approx.



EST. 2004

TOTAL FLOOR AREA : 64.2 sq.m. (691 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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 representations of fact or form part of any offer or contract.

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EST. 2004