36 CINQUE PORTS WAY, SEAFORD, BN25 3UF

£150,000

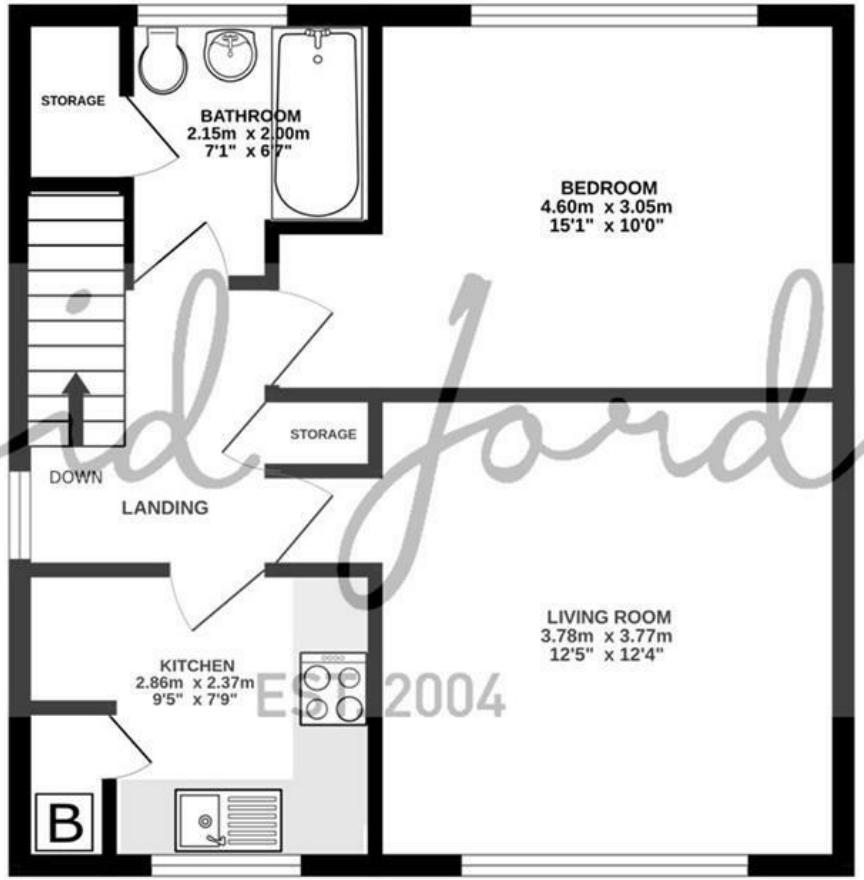
A one bedroom flat provides a low maintenance style of living while still being connected to local amenities within approximately 200 metres of bus routes into Seaford town centre, Brighton and Eastbourne.

When entering, stairs lead to the living accommodation and a spacious landing area. The flat features a good-sized double bedroom, living area, kitchen and bathroom.

A local convenience store is located within half of a mile. Walmer Road recreational ground provides a play park and a large playing field, conveniently around the corner from Cinque Ports Way. Chyngton primary school is also located near by.

- ONE BEDROOM FIRST FLOOR FLAT
- CONVENIENTLY LOCATED NEAR LOCAL SHOPS AND SCHOOL
- BUS SERVICES OPERATING TO SEAFORD TOWN CENTRE, BRIGHTON AND EASTBOURNE LOCATED APPROXIMATELY 200 METERS AWAY
- LOCAL PRIMARY SCHOOL LOCATED WITHIN APPROXIMATELY A THIRD OF A MILE
- SERVICE & MAINTENANCE CHARGES: TBC
- 123 YEAR LEASE FROM AUGUST 2004 (101 YEARS REMAINING)
- COMMUNAL AREA TO THE REAR
- EXTERNAL BRICK BUILT STORAGE FACILITY
- GAS CENTRAL HEATING THROUGHOUT
- LOFT ACCESS FOR STORAGE

FIRST FLOOR
45.3 sq.m. (487 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 45.3 sq.m. (487 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: A

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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