



3 WEST BEACH COURT, SEAFORD, BN25 2QX

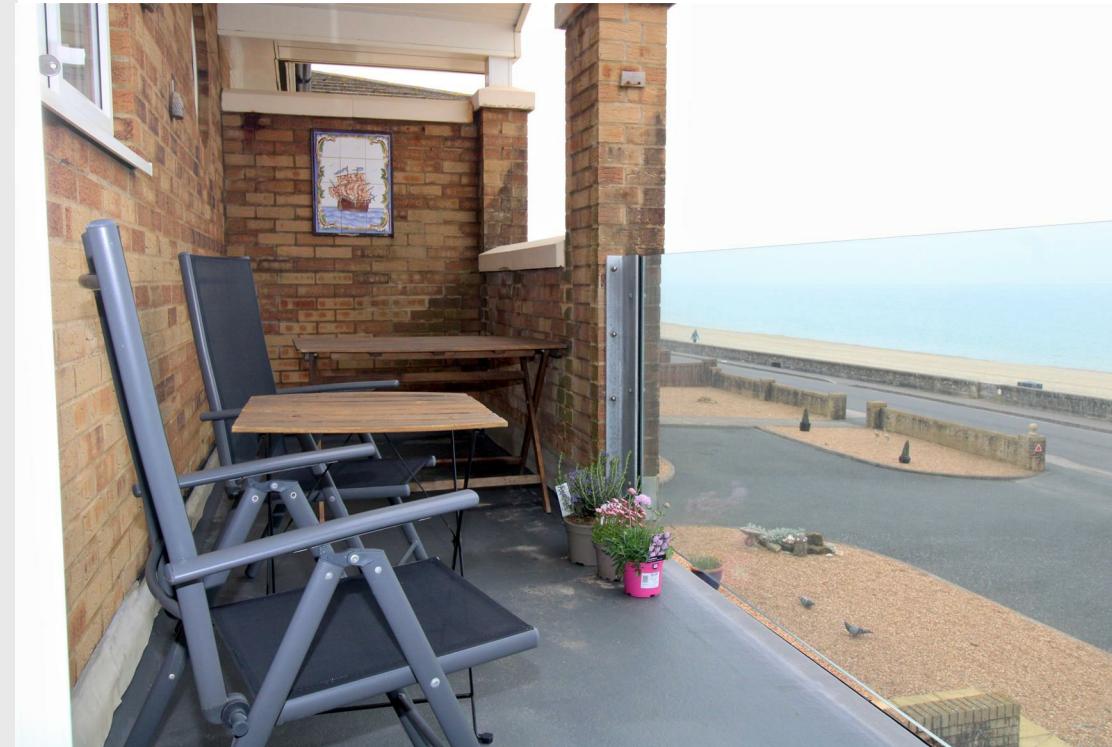
£425,000

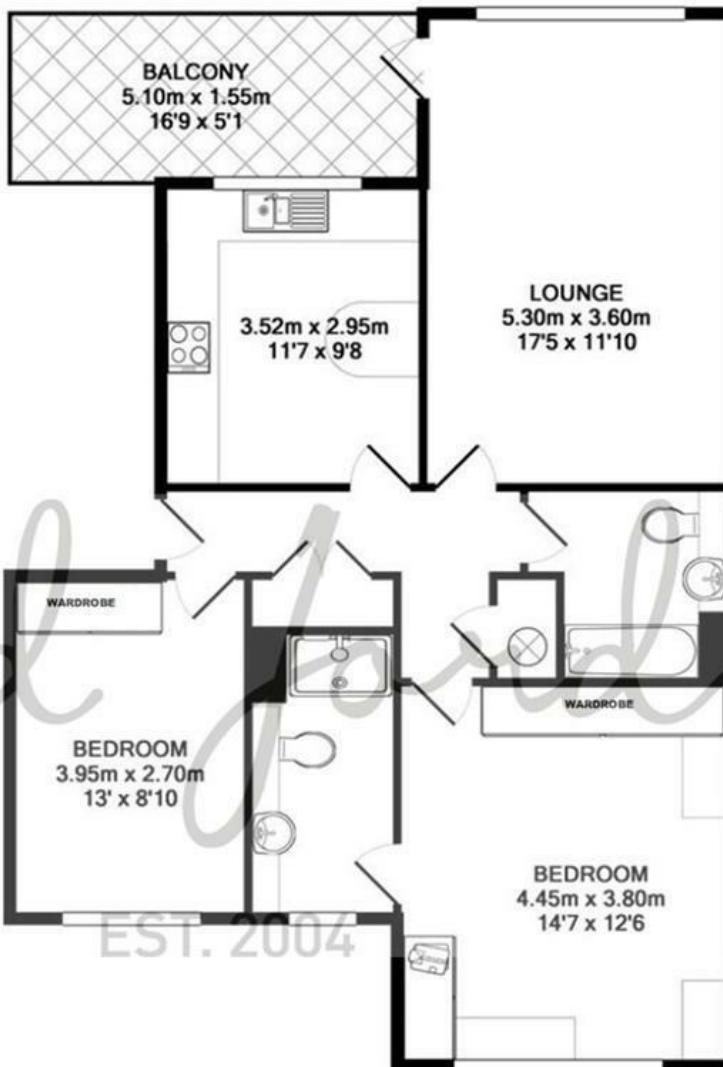
A spacious first floor apartment with garage, forming part of this desirable purpose built block situated adjacent to Seaford beach and promenade and within easy reach of Seaford Sailing Club.

Commanding direct sea views and views towards Newhaven harbour and Seaford Head this apartment also benefits from a south westerly aspect sitting room with balcony. A spacious kitchen/breakfast room with integrated fridge/freezer, oven, hob and washing machine. Two double bedrooms, fitted with a range of bedroom furniture; the master bedroom benefits from an en-suite shower room. West Beach Court is set within communal grounds with a drying area and garage block with power and lighting. Share of freehold.

#Please note: the property is occupied with a tenant on an assured short hold tenancy arrangement. Any interested party should consider the time frame required prior to purchase and incurring into legal costs.

- FIRST FLOOR APARTMENT WITH DIRECT SEA VIEWS
- TWO DOUBLE BEDROOMS,
- SPACIOUS LIGHT AND AIRY APARTMENT
- KITCHEN WITH INTEGRATED APPLIANCES
- GARAGE TO THE REAR OF THE BLOCK
- STUNNING BALCONY
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- SHARE OF FREEHOLD
- LEASE 999 YEARS FROM 2000. SERVICE CHARGE JUNE 2023-JUNE 2024 £1314.22





1ST FLOOR  
APPROX. FLOOR  
AREA 77.3 SQ.M.  
(832 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.0 SQ.M. (991 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



## COUNCIL TAX BAND

Local Authority: LDC

Council Tax Band: C



## 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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