



FLAT 2 WILMINGTON COURT CHYNGTON ROAD, SEAFORD, EAST SUSSEX,

£250,000

BN25 4HF

A spacious two double bedroom purpose built flat, close to local amenities and located within the highly sought after south east quarter of Seaford.

This spacious, sunny flat offers a south facing dual aspect living room and kitchen/diner to the rear – both with views over communal lawns. Both of the double bedrooms sit to the front of the property. There is also a modern shower room.

On the lower ground floor, there is a large single garage and secure storage to the flat which can be accessed internally, both of which have lighting. Further benefits include a communal recycling area, communal lawns and uPVC double glazed windows.

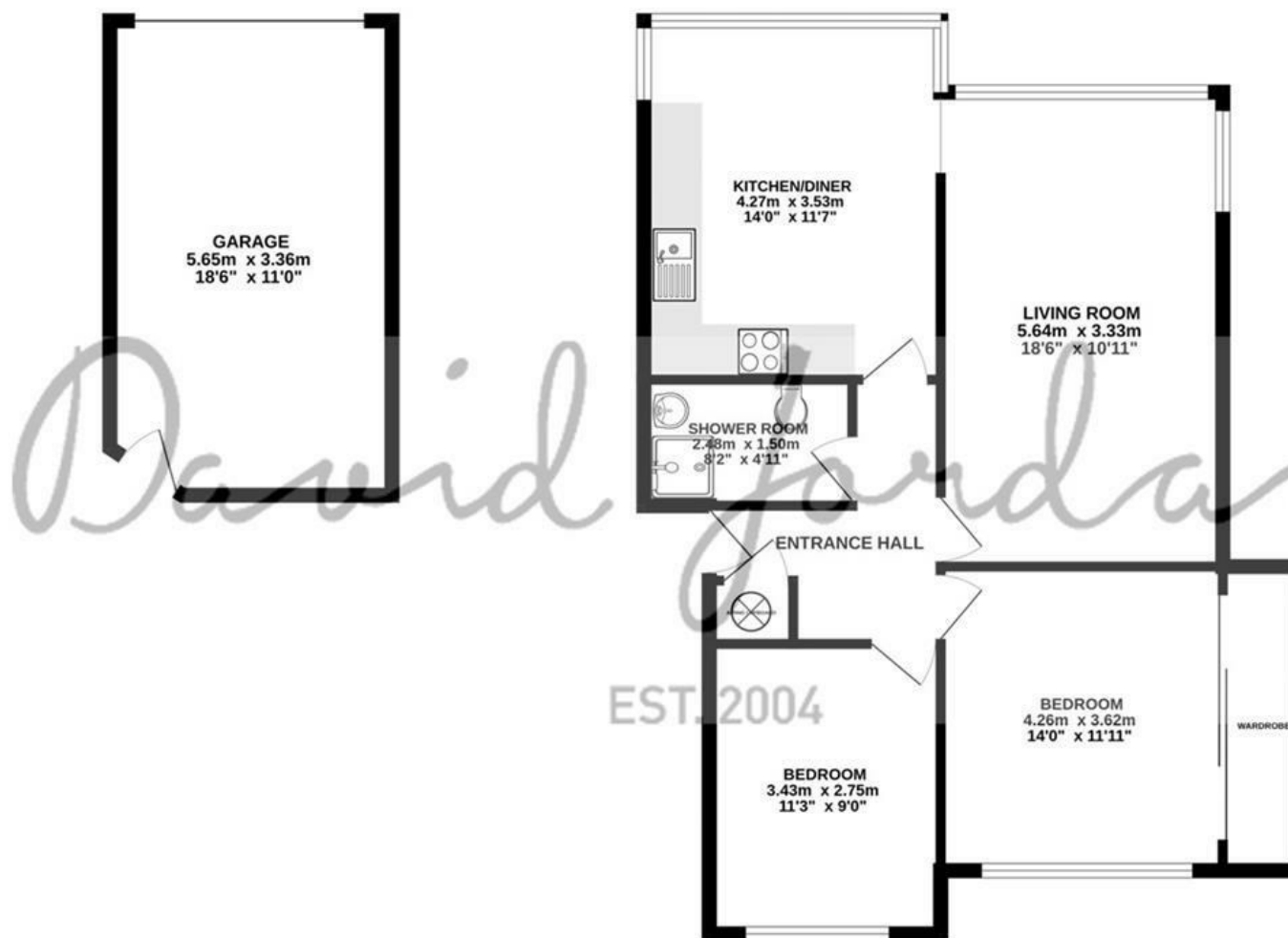
Located in the South East quarter of Seaford, Wilmington Court is ideally located being close to primary and secondary schools, Seaford Head golf course, seafront promenade and beach. Whilst Seaford town centre is less than half a mile from the property with all amenities, railway station and bus services along the A259.

- TWO DOUBLE BEDROOMS
- PURPOSE-BUILT GROUND FLOOR APARTMENT
- SPACIOUS LIVING ROOM
- SOUTH WESTERLY ASPECT TO BACK OF APARTMENT
- KITCHEN/DINER
- SITUATED CLOSE TO SEAFORD HEAD GOLF COURSE AND SEAFORD TOWN CENTRE
- SHOWER ROOM
- UPVC DOUBLE GLAZING
- TANDEM GARAGE
- 935 YEARS REMAINING ON THE LEASE



LOWER GROUND FLOOR
18.7 sq.m. (202 sq.ft.) approx.

ENTRANCE FLOOR
68.8 sq.m. (741 sq.ft.) approx.



2 WILMINGTON COURT CHYNGTON ROAD SEAFORD

TOTAL FLOOR AREA : 87.5 sq.m. (942 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: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



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