



CORSICA HALL COLLEGE ROAD, SEAFORD, EAST SUSSEX, BN25 1JX

£500,000

A very spacious ground floor apartment situated at the rear of the building within the historic, Grade two listed, Corsica Hall and conveniently located close to the promenade, beach, Martello Tower and Seaford Head.

The town centre and railway station, shopping centre, restaurants and bus routes are within half a mile.

The accommodation extends to in excess of 1500 square feet comprising an entrance hall with study area, utility room, open plan lounge and kitchen/diner area. Two large double bedrooms both with ample fitted wardrobes, family bathroom and en-suite shower room to the master bedroom.

The property has the benefit of gas central heating, an allocated parking space and pleasant views across playing fields. There is also a private terrace area that can be enjoyed.

An internal inspection is advised to appreciate the wealth of accommodation on offer.

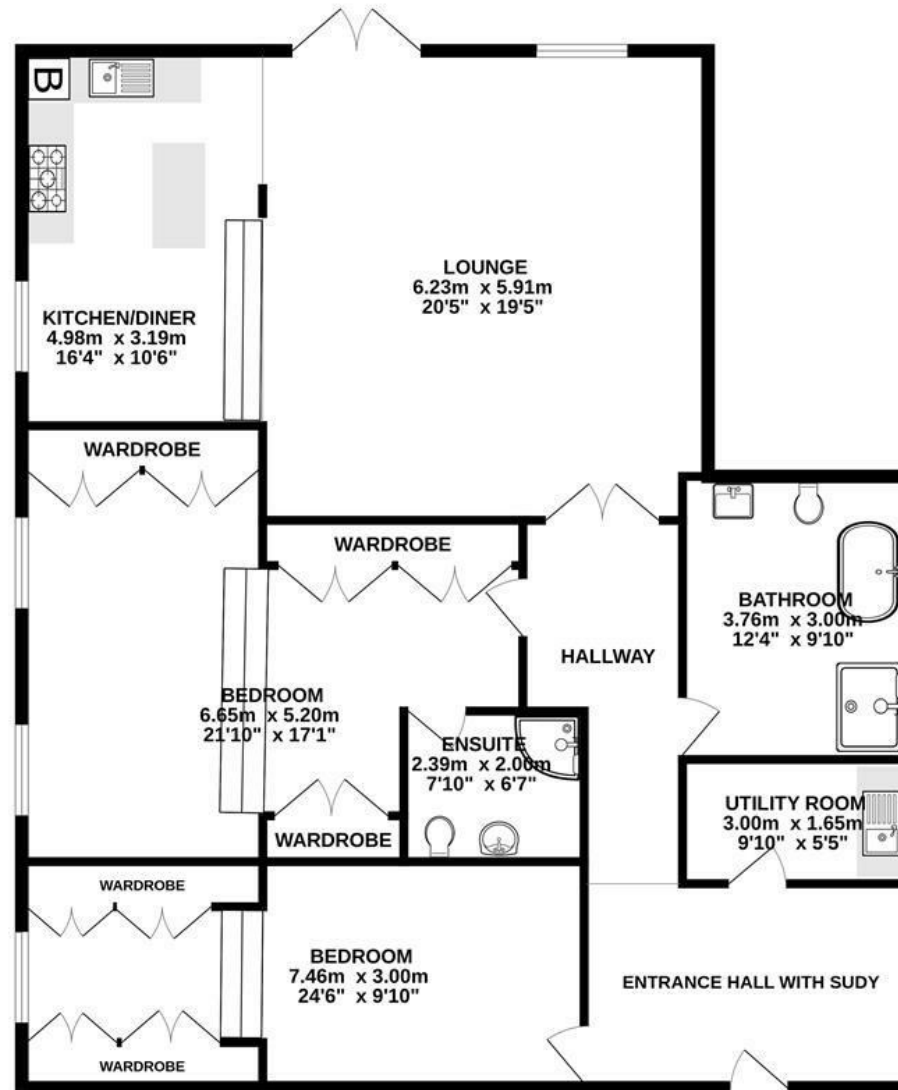
- TWO VERY LARGE DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- PRIVATE TERRACE AREA
- EXTENSIVE FITTED WARDROBES TO BOTH BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- WELL-FITTED KITCHEN
- GENEROUS SIZED LIVING ROOM WITH DOORS OUT TO TERRACE
- ENTRANCE HALL WITH STUDY AREA
- UTILITY ROOM
- ALLOCATED PARKING SPACE







GROUND FLOOR
147.0 sq.m. (1582 sq.ft.) approx.



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TOTAL FLOOR AREA: 147.0 sq.m. (1582 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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Accommodation

ENTRANCE HALL WITH STUDY AREA

Range of built in cupboards, drawers and a desk. Wooden floor.

LIVING ROOM

Wooden floor. Range of fitted cupboards with lighting inside. Window. Radiator.

Door to rear out to rear garden. Steps down to:

KITCHEN/DINER

Range of modern base and wall units. Neff oven and gas hob. Integrated Neff dishwasher, fridge and freezer. One and a half sink and drainer. Window to side with view across school playing field. Thermostat. Radiator. Window to rear.

UTILITY ROOM

One and a half bowl sink and drainer. Space for tumble dryer and fridge.

Shelving. Fuse board. Extractor fan.

BEDROOM ONE

Extensive range of fitted wardrobes. Cupboard housing fold-up double mattress. Two windows to rear with views over school playing field. Two radiators. Door into:

EN-SUITE SHOWER ROOM

Corner shower enclosure. W.C. Vanity unit with inset wash basin. Heated towel rail. Shaving point. Extractor fan. Fully tiled floor and part tiled walls.

BEDROOM TWO

Range of large fitted wooden wardrobes. Large window to rear overlooking school playing field. Radiator. Ample floor space.

FAMILY BATHROOM

Large walk-in shower. Bath with shower attachment. W.C. Wash basin set into vanity unit. Heated towel rail. Extractor fan. Shaving point. Fully tiled floor and part tiled walls.

Outside

REAR GARDEN

Laid to patio. Range of plants and bushes. Outside water tap. Electric point.

ALLOCATED PARKING SPACE

Outgoings

Service charge and maintenance: £3978 per annum

Ground rent: £250 per annum

Disclaimer

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.





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

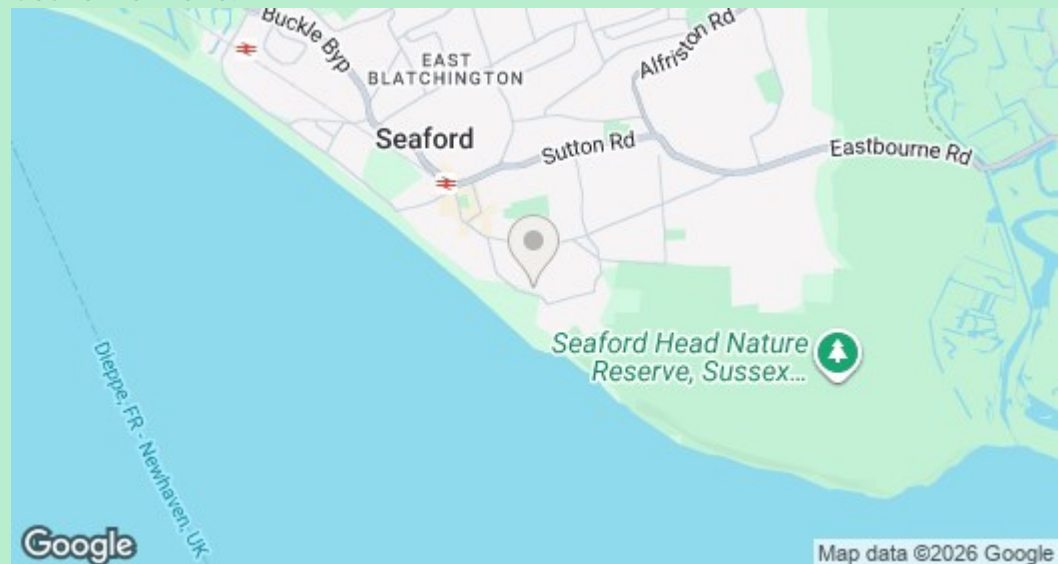
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General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will 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.

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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