15 ARGENT CLOSE, SEAFORD, BN25 3BG

£180,000

This one bedroom apartment is being sold with immediate vacant possession and no onward chain.

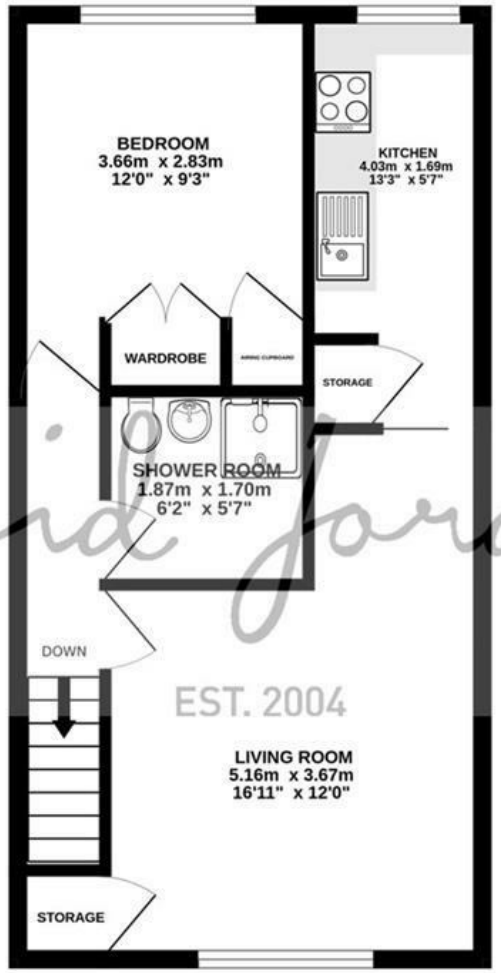
The property benefits from gas fired central heating and double glazing and comprises one double bedroom with fitted wardrobe, living room, shower room and kitchen.

Located approximately half a mile from local shops, bus services and Cradle Hill Primary School. Seaford town centre, the bus service between Brighton and Eastbourne and the mainline railway station are approximately one and a quarter miles distant.

Lease is 999 years from 25 December 1975, ground rent is peppercorn and service charge is to be confirmed.

- ONE DOUBLE BEDROOM
- FIRST FLOOR APARTMENT
- BEING SOLD WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- LEASE IS 999 YEARS FROM 25 DECEMBER 1975, GROUND RENT IS PEPPERCORN AND WE UNDERSTAND THE SERVICE CHARGE IS ARRANGED ON AN AD HOC BASIS.
- ALLOCATED PARKING SPACE
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- SHOWER ROOM
- KITCHEN
- LOCATED APPROXIMATELY HALF A MILE FROM LOCAL SHOPS, BUS SERVICES AND CRADLE HILL PRIMARY SCHOOL
- SEAFORD TOWN CENTRE, THE BUS SERVICE BETWEEN BRIGHTON AND EASTBOURNE AND THE MAINLINE RAILWAY STATION ARE APPROXIMATELY ONE AND A QUARTER MILES DISTANT

FIRST FLOOR
41.5 sq.m. (447 sq.ft.) approx.



David Jordan
EST. 2004

15 ARGENT CLOSE SEAFORD

TOTAL FLOOR AREA : 41.5 sq.m. (447 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 representationsof fact or form part of any offer or contract.

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