

14 HOMESHORE HOUSE SUTTON ROAD, SEAFORD, EAST SUSSEX, BN25 4QQ

£115,000

This well-presented ground-floor apartment offers comfortable and convenient living, comprising an entrance hall, kitchenette, a cosy sitting/dining room, a spacious double bedroom and a modern shower room, installed in 2023.

Residents benefit from an excellent range of communal facilities, including a spacious residents' lounge enjoying scenic views over the beautiful south-facing gardens, a communal laundry room, a guest suite (available at an additional charge), passenger lift, off-road parking, an on-site house manager and a 24-hour careline system.

Homeshore House is a sought-after retirement development, ideally situated within easy walking distance of Seaford town centre. A variety of local amenities are close at hand, including shops, a leisure centre and bus services providing convenient connections to Brighton and Eastbourne.

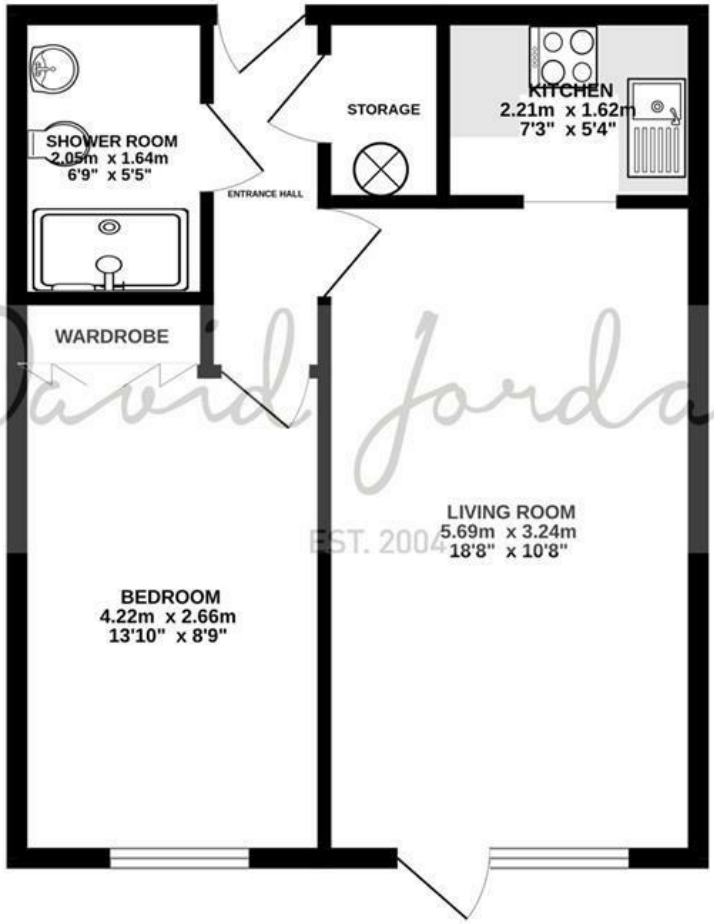
Lease: 97 years remaining. Ground rent: £219.93 per half year. Service charge: £2150.21 per half year.

- DOUBLE BEDROOM WITH FITTED WARDROBES
- GROUND FLOOR APARTMENT
- RECENTLY UPDATED
- MODERN KITCHENETTE
- SHOWER ROOM INSTALLED IN 2023
- GARDENS WITH MANY VARIED MATURE SHRUBS AND TREES WITH LARGE PATIO SEATING AREA
- BUS SERVICES BETWEEN BRIGHTON AND EASTBOURNE IN CLOSE PROXIMITY
- COMMUNAL FACILITIES:- RESIDENTS' LOUNGE, OFF ROAD RESIDENTS PARKING, LAUNDRY ROOM, GUEST SUITE, DELIGHTFUL GARDENS, CAR PARK
- 97 YEARS REMAINING ON THE LEASE





GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 43.1 sq.m. (464 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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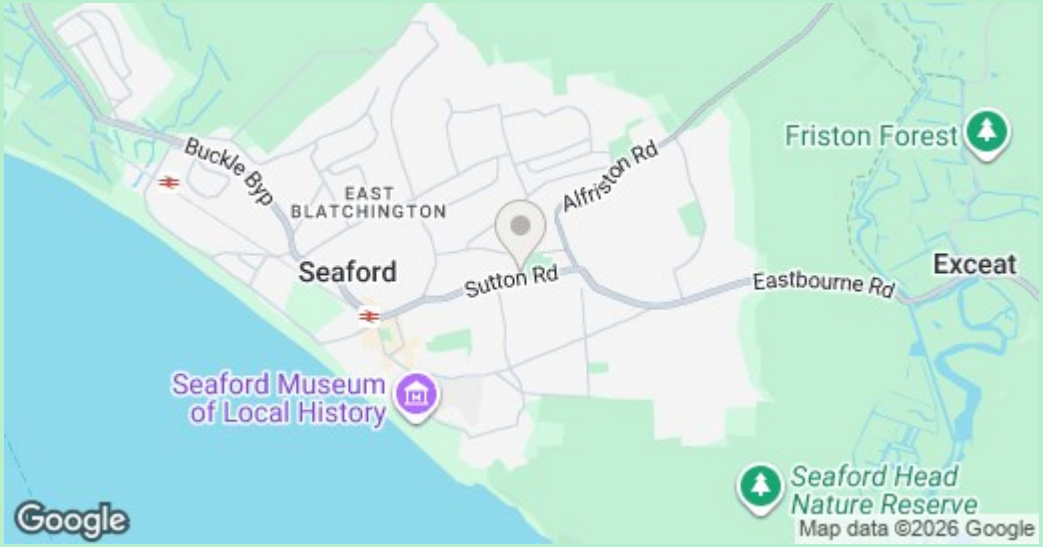
COUNCIL TAX BAND

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.

01323 898414
sales@davidjordan.co.uk
davidjordan.co.uk

David Jordan
EST. 2004