



15 STEYNE CLOSE CROOKED LANE, SEAFORD, EAST SUSSEX, BN25 1QD

£185,000

An opportunity to acquire this two bedroom apartment located in the popular south east corner of Seaford.

The property boasts good sized accommodation, with a good sized living area benefiting from a balcony with views towards the sea and Seaford Head. The two bedrooms both feature built-in storage while being suitable for double beds. Complete with a kitchen, shower room and separate WC.

Steyne Close also provides well-maintained communal gardens tucked behind established shrubs for privacy.

Ideally located just a short walk to Seaford seafront, less than half a mile to Seaford town centre, with schools situated nearby. The property provides convenience for everyday living as well as pleasure.

In readiness for completion of sale our vendor is currently arranging for an additional 90 years extension on top of the current lease that has 76 years remaining.

Vacant possession with no onward chain.

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SOUTHERLY ASPECT
BALCONY
- VIEWS OF THE SEA AND
SEAFORD HEAD
- KITCHEN
- SHOWER ROOM
- WITHIN QUARTER OF A MILE
TO THE TOWN CENTRE
- SITUATED WITHIN CLOSE
PROXIMITY TO SEAFORD
SEAFRONT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS





Accommodation

ENTRANCE HALL

Two storage cupboards. Parquet flooring throughout. Radiator

LIVING ROOM

Parquet flooring. Double glazed patio sliding door to a balcony, which benefits from views towards the direction of the sea. A further double glazed window to the front. Two radiators.

KITCHEN

Range of wall and base units. Space for appliances such as cooker, washing machine and fridge/freezer. Worcester gas fired boiler. Built in storage cupboard/pantry. Double glazed window to the side.

SHOWER ROOM

Raised corner shower tray with glass screen surround. Wall mounted shower. Base vanity unit with Integrated sink. Electric heated towel rail. Wall mounted vanity mirror and storage. Fully tiled walls. Obscure glass window.

SEPARATE WC

WC. Part tiled splash back. Obscure glass window.

BEDROOM ONE

Fitted wardrobes with vanity station. Parquet flooring. Double glazed window. Radiator.

BEDROOM TWO

Parquet flooring. Built in wardrobes. Double glazed window. Radiator.



LEASE DETAILS

In readiness for completion of sale, the vendor is currently arranging for an additional 90 years extension on top of the existing 76 year remaining lease.

Outside

Steyne Close provides well-maintained communal gardens tucked behind established shrubs for privacy.

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: C

ENERGY PERFORMANCE CERTIFICATE (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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EST. 2004