HOMETYE HOUSE 64-66 CLAREMONT ROAD, SEAFORD, BN25 2BQ

£100,000

An excellent opportunity to acquire this beautifully presented retirement apartment, ideally situated on the western side of Seaford. Conveniently located close to a parade of local shops and benefiting from easy access to the main Eastbourne-to-Brighton bus route.

Seaford town centre is approximately a quarter of a mile away and provides a wide range of independent shops, cafés, restaurants, a library, and a mainline railway station. The seafront promenade is also within easy reach.

Positioned on the first floor, the apartment enjoys pleasant views towards Seaford Bay from both the sitting room and double bedroom. There is well-appointed kitchenette with freestanding fridge and freezer and integrated oven and electric hob. The apartment also benefits from a spacious modern wet room.

Residents benefit from a range of excellent communal facilities, including a spacious and welcoming residents' lounge, a laundry room, attractive landscaped gardens, and a residents' parking area.

The property is offered with immediate vacant possession and no onward chain.

- ONE BEDROOM RETIREMENT APARTMENT, CONVENIENTLY LOCATED, CLOSE TO TOWN CENTRE AND BUS STOP
- IN GOOD ORDER THROUGHOUT
- BEAUTIFUL SEA VIEWS OVER ROOF TOPS
- KITCHENETTE
- SPACIOUS WET ROOM
- LOUNGE WITH SEA VIEWS OVER ROOF TOPS
- DOUBLE BEDROOM WITH FITTED WARDROBES
- ELECTRIC HEATERS
- 89YEARS REMAINING ON THE LEASE. SERVICE CHARGE PER HALF YEAR: £2143.83 GROUND RENT £249.16 PER HALF YEAR
- VACANT POSSESSION WITH NO ONWARD CHAIN

Ground Floor

Communal doors to ENTRANCE LOBBY with security entry phone console and door to COMMUNAL ENTRANCE HALL with access to Residents' Lounge, Laundry Room and Refuse Collection area. Lift and staircase to upper floors.

First Floor

HALLWAY to first floor apartments. Personal door to:-

Apartment 22

ENTRANCE HALL
Entryphone. Electric heater. Walk-in linen/storage cupboard housing water tanks, slatted shelves, electric meters and consumer unit.
SITTING ROOM
Double glazed window with delightful view over roof tops to Seaford Bay. Electric heater. Archway to:-
KITCHENETTE
A range of modern white high gloss base units, matching wall cabinets and electric oven/grill. Work tops with inset sink unit and inset ceramic hob with extractor above. Fridge and freezer included.
DOUBLE BEDROOM
Double glazed window with delightful view over roof tops to Seaford Bay. Electric heater. Built-in wardrobe enclosed by folding mirror-fronted doors.
SPACIOUS WET ROOM
Large shower area with shower curtain rail. Vanity cupboard and inset wash basin; mirror above. Low level WC. Electric towel rail. Tiled walls. Extractor fan.

Outside

ATTRACTIVE AND WELL MAINTAINED GARDENS
Located to the front, side and rear of the block, together with car parking area.

Outgoings

Service charge: £2143.83 paid half yearly
Ground Rent: £249.16 paid half yearly

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: B

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating: B

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