



FLAT 7 5 NEWLANDS PLACE, SEAFORD, BN25 4FA

£389,995

A substantial two bedroom third floor apartment situated in this extremely convenient and popular location just north of the A259 main road. Close to Downs Leisure Centre, a parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are within approximately half a mile.

A well appointed open plan kitchen has the benefit of integrated AEG fridge, freezer and dishwasher as well as a four ring gas hob and double oven. The southerly aspect living space leads onto the balcony which enjoys views over green space to the park.

The property further benefits from two double bedrooms, bathroom, EN-suite shower room and an entrance hall with laundry cupboard. There is also an allocated parking bay and benefits from a 10 year NHBC warranty.

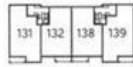
The lease is 999 years, with maintenance estimated to be £1,612 per year and ground rent is peppercorn.

- SUBSTANTIAL TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT
- 10 YEAR NHBC WARRANTY
- OPEN PLAN KITCHEN / LIVINGROOM WITH BI-FOLD DOORS
- BATHROOM AND EN-SUITE SHOWER ROOM
- ENTRANCE HALL AND LAUNDRY CUPBOARD
- SOUTHERLY ASPECT BALCONY
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- ALLOCATED PARKING SPACE 133
- VACANT POSSESSION AND NO ONWARD CHAIN
- EXTERIOR BIKE AND BIN STORAGE.

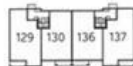




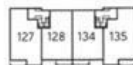
Third Floor



Second Floor



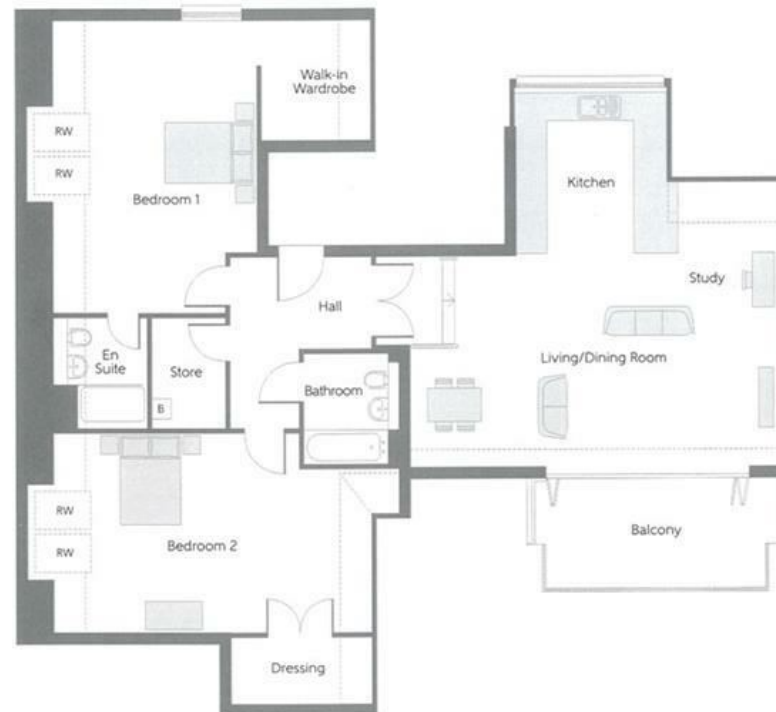
First Floor



Ground Floor

The Thames
Apartment 133 & 140 (h)

Kitchen	3.401m x 2.989m	11'2" x 9'10"
Living/Dining Room	7.457m x 4.192m (min) (max)	24'6" x 13'9" (min) (max)
Bedroom 1	5.977m x 4.060m	19'7" x 13'4"
En Suite	2.177m x 1.832m (min) (max)	7'2" x 6'0" (min) (max)
Walk-in Wardrobe	2.410m x 1.938m	7'11" x 6'4"
Bedroom 2	6.348m x 4.044m (min) (max)	20'10" x 13'3" (min) (max)
Dressing	2.785m x 1.363m	9'2" x 4'6"
Bathroom	2.270m x 1.900m (min) (max)	7'5" x 6'3" (min) (max)



B - Boiler ——— - Reduced Head Height RW - Roof Window

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overlaid. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 05/03-13/01/24.



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (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.

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EST. 2004