12B SUTTON ROAD, SEAFORD, EAST SUSSEX, BN25 1RU

£135,000

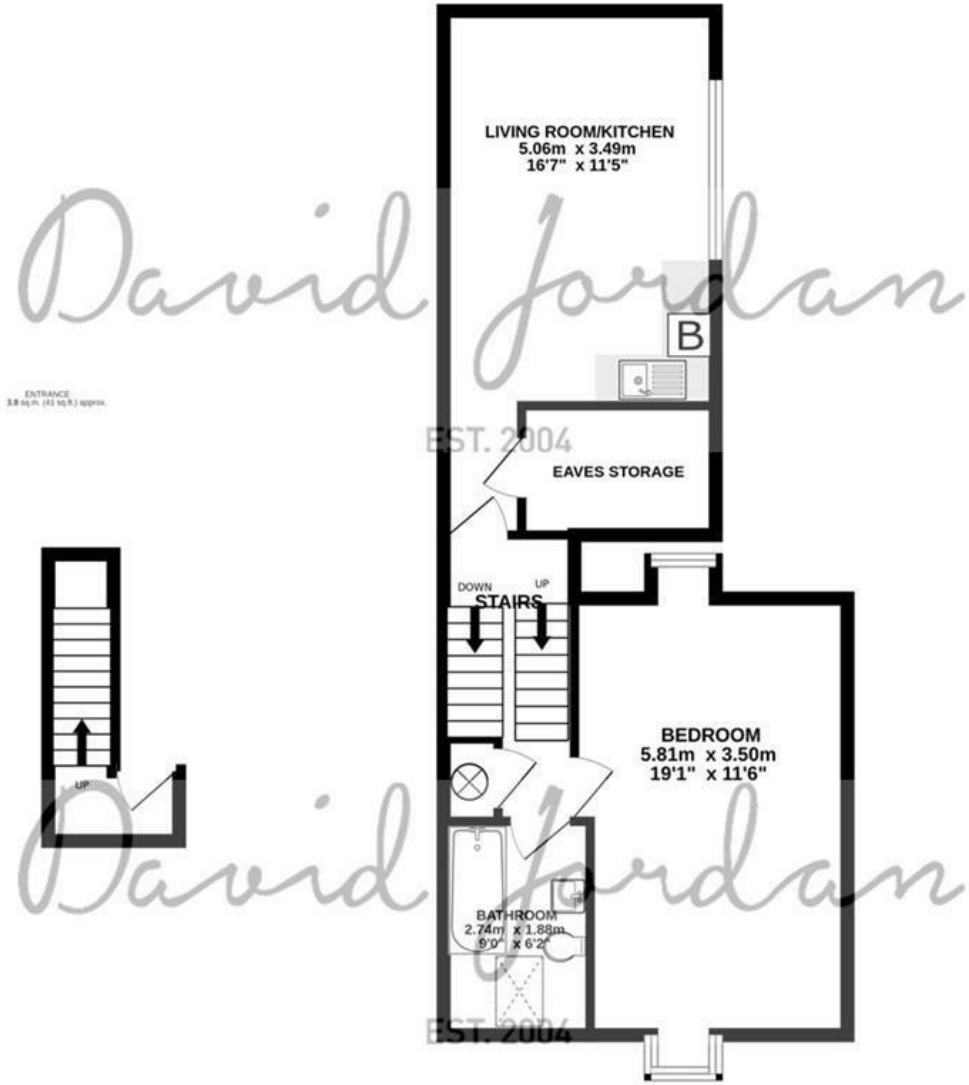
This one bedroom second floor apartment is conveniently located in the heart of Seaford town centre, approximately 350 yards from Seaford railway station. Positioned above Phoenix Beauty and adjacent to the Sutton Croft Lane permit holders' car park. The property offers easy access to local shops, services and transport links.

The accommodation comprises an open plan kitchen/sitting room, bathroom and bedroom. The property benefits from gas fired central heating and part double glazing.

Requiring modernisation, the apartment presents an opportunity for those looking to personalise a property to their own taste. The lease is currently 99 years from 25 December 1986. Service and maintenance charge details are to follow.

- ONE BEDROOM SECOND FLOOR APARTMENT
- CASH BUYERS DUE TO THE LEASE HAVING 60 YEARS REMAINING AND BEING ABOVE COMMERCIAL PREMISSES
- IN NEED OF UPDATING
- OPEN PLAN KITCHEN AND SITTING ROOM
- BATHROOM
- GAS FIRED CENTRAL HEATING
- PART DOUBLE GLAZED
- SERVICE CHARGE AND MAINTENANCE TO BE CONFIRMED
- LOCATED WITHIN SEAFORD TOWN CENTRE AND APPROXIMATELY 350 YARDS FROM SEAFORD RAILWAY STATION

TOP FLOOR
54.6 sq.m. (588 sq.ft.) approx.



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TOTAL FLOOR AREA : 58.4 sq.m. (629 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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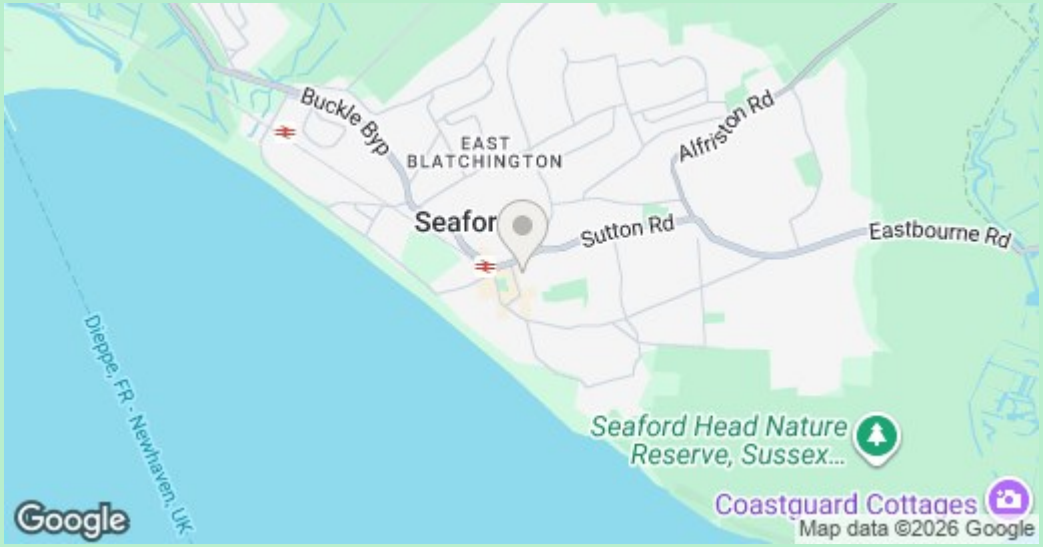
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: A

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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EST. 2004