



## 19 CORSICA HALL, SEAFORD, BN25 1JX

NEWLY DECORATED SPACIOUS TWO BEDROOM APARTMENT ON THE TOP (2ND) FLOOR AT CORSICA HALL - triple aspect lounge/dining room. Kitchen with integrated appliances (oven, hob, dishwasher, fridge freezer and washer drier. Two double bedrooms, one with ensuite shower room. Family bathroom. Gas Central Heating. Large storage cupboard. Allocated parking space. Communal gardens. Council Tax Band - D. EPC C (76). This apartment is situated at the rear of the building, with views to the sea, Seaford Head and over the school playing fields.

Please note there is no lift in this building. Due to the terms of the lease, pets are not permitted.  
Available now.

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£1,495 PCM

*David Jordan*

EST. 2004



- NEWLY DECORATED SPACIOUS TWO BEDROOM APARTMENT
- KITCHEN WITH INTEGRATED APPLIANCES
- LOUNGE/DINING ROOM
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- SECOND FLOOR (NO LIFT)

### AFFORDABILITY INFORMATION

Rent £1495 pcm  
Deposit £1725.00

Holding deposit of £345.00 required whilst references are obtained.

REFERENCE AFFORDABILITY CALCULATOR:-

An income of £45,000 per annum would be required to apply for this property.

### COUNCIL TAX BAND

Local Authority: LDC

Council Tax Band: D

### 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.



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