



1 KINGS WELL COURT THE CAUSEWAY, SEAFORD, BN25 1WE

£275,000

A ground floor apartment conveniently located between Seaford town centre and the beach. Seaford railway station is situated within quarter of a mile with services to Brighton, Lewes and London.

The town centre enjoys a wide range of shopping amenities, café's, bars and restaurants. There are also two well respected golf courses situated nearby. The property is offered for sale with vacant possession and no onward chain.

The property has the benefit of a garage which is situated at the rear of the building, gas fired central heating and double glazing.

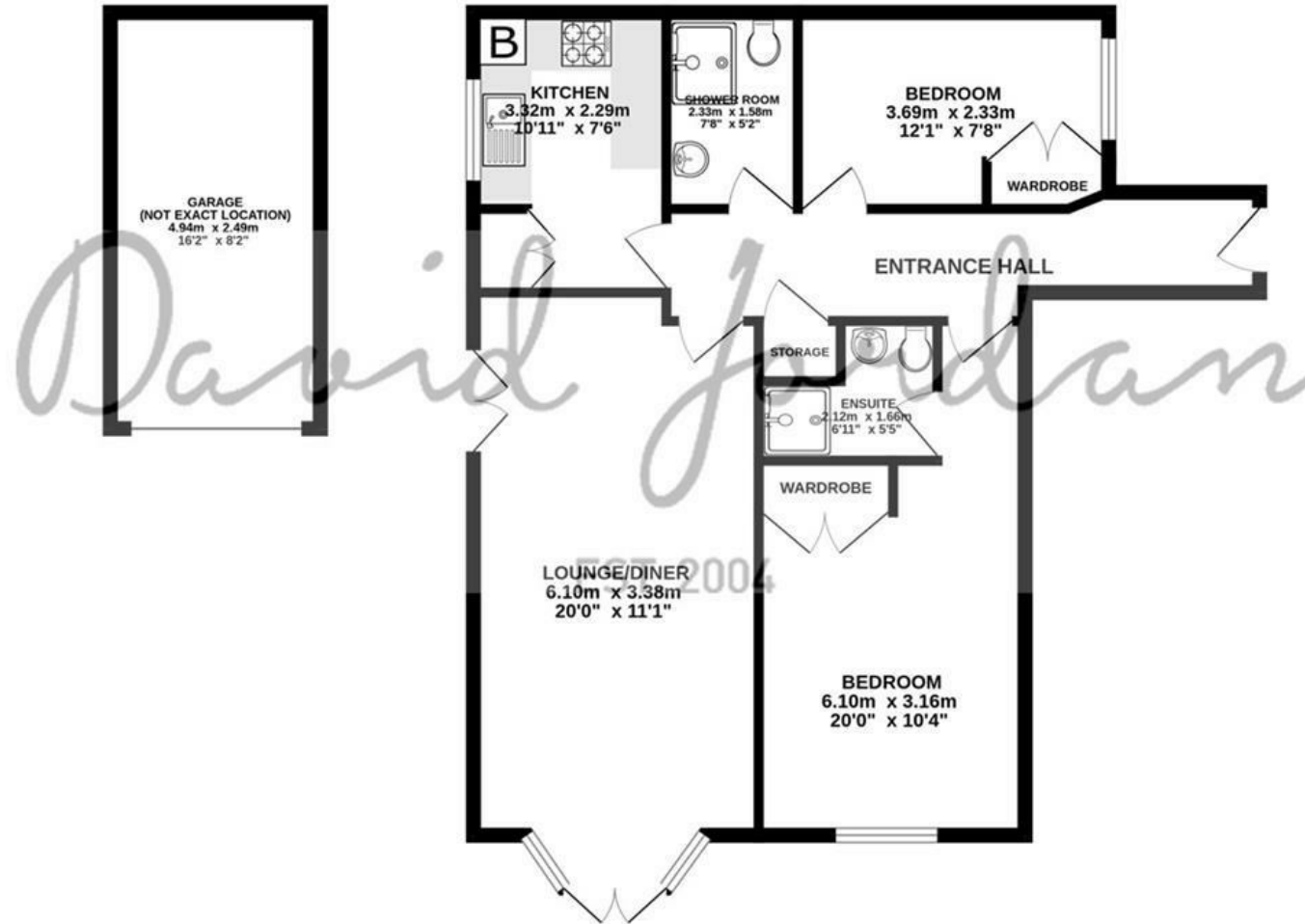
Accommodation consists of; two bedrooms, both with fitted wardrobes, ensuite shower to the main bedroom, shower room, double aspect lounge with two patio doors leading onto private patios and communal gardens,

Lease - Term : 999 years from 1998 with 972 years remaining  
Ground Rent : Peppercorn  
Service Charges: To£3003.64 per annum

- TWO BEDROOM GROUND FLOOR APARTMENT
- DIRECT ACCESS TO TWO PRIVATE PATIOS AND COMMUNAL GARDENS
- SITUATED BETWEEN TOWN CENTRE AND BEACH AND NEAR TO RAILWAY STATION
- KITCHEN
- SHOWER ROOM AND EN-SUITE SHOWER ROOM
- DUAL ASPECT SITTING ROOM WITH TWO PATIO DOORS
- GARAGE
- VACANT POSSESSION WITH NO ONWARD CHAIN
- LEASE - TERM : 999 YEARS FROM 1998 WITH 972 YEARS REMAINING
- GROUND RENT : PEPPERCORN. SERVICE CHARGES: £3003.64 PER ANNUM



GROUND FLOOR  
82.7 sq.m. (890 sq.ft.) approx.



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TOTAL FLOOR AREA: 82.7 sq.m. (890 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: 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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