



WESTWARD LODGE, 94 CLAREMONT ROAD, SEAFORD, BN25 2QD

£210,000

An opportunity to acquire this well-presented one bedroom apartment with sea views on Claremont Road. With short walks to the beach, local parade of shops, approximately half a mile from Seaford town centre and station, this property provides an excellent level of convenience.

The accommodation comprises of a living room benefiting from a balcony, a good-sized double bedroom, an updated bathroom, kitchen and a separate WC. Views of the sea can be seen from the living room, balcony and the bedroom.

Located at the end of the road are bus routes that provide the coastal services to Brighton, Eastbourne and Seaford town centre.

The property further benefits from a garage in a complex located to the rear of Westward Lodge.

- SEA VIEWS
- LIVING ROOM
- BALCONY
- GARAGE LOCATED IN A COMPLEX TO THE REAR OF THE BUILDING
- GOOD SIZED BEDROOM
- BUILT-IN WARDROBE
- KITCHEN
- 999 YEAR LEASE FROM 1970, WITH 943 YEARS REMAINING
- SERVICE CHARGE: £400 PER QUARTER
- GROUND RENT: PEPPERCORN FEE





Accommodation

ENTRANCE HALL

Storage cupboard housing hot water cylinder.

LIVING ROOM

Dual aspect with a window facing towards the sea and a door accessing balcony with further sea views. Wall mounted lights.

BEDROOM

Built in wardrobe with hanging space. Double glazed window with views towards the sea.

KITCHEN

range of base and wall mounted cupboards. Integrated oven/grill, hob, cooker hood and wine rack. Partially tiled walls. Space for appliances such as washing machine, dishwasher and fridge. Double glazed window.

BEDROOM

Built in wardrobe with hanging space. Double glazed window with views towards the sea.

BATHROOM

Bath with mixer tap. Above is a waterfall shower with handheld shower attachment. Vanity unit with integrated wash-hand basin. Partially tiled. Tiled flooring. Towel rail. Extractor fan. Obscured double glazed window.

SEPARATE WC

WC. Obscured double glazed window.

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: A

ENERGY PERFORMANCE CERTIFICATE (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.

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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