



44 HOMETYE HOUSE, 64-66 CLAREMONT ROAD, SEAFORD, BN25 2BQ

£165,000



An opportunity to purchase a well-presented first-floor retirement apartment in this popular development on the west side of Seaford. Conveniently located close to a parade of local shops and on the main Eastbourne to Brighton bus route, the property is also within easy reach of the town centre, which offers a variety of independent shops, cafés, restaurants, a library, and a mainline railway station. The Seafront Promenade is approximately a quarter of a mile away.

The apartment features a modern kitchenette with fitted units, a four-ring electric hob, an eye-level electric oven and microwave, and an integrated fridge. The shower room benefits from a step-free shower for ease of access.

Residents can enjoy the use of well-maintained communal facilities, including a spacious lounge, laundry room, and attractive gardens with a parking area.

Offered for sale with vacant possession and no onward chain.

Outgoings:

Service Charge: We understand it is £4780.56 per year but await written confirmation

Ground Rent: We understand it is £553.68 per year but await written confirmation

Lease: 125 years from 1 June 1988

- TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT
- SITTING ROOM
- MODERN KITCHENETTE
- MODERN SHOWER ROOM WITH STEP FREE SHOWER
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- BEING SOLD WITH NO ONWARD CHAIN AND VACANT POSSESSION
- LEASE TERM 125 YEARS FROM 1ST JUNE 1988
- COMMUNAL AREAS INCLUDE AN ATTRACTIVE AND SPACIOUS RESIDENTS' LOUNGE, LAUNDRY ROOM AND WELL MAINTAINED GARDENS WITH PARKING AREA
- WE UNDERSTAND THE SERVICE CHARGE IS £4780.56 PER YEAR AND THE GROUND RENT IS £553.68 PER YEAR BUT AWAIT WRITTEN CONFIRMATION



The floor plan shows a rectangular apartment layout. On the left is a **SHOWER ROOM** (2.53m x 1.67m / 8'4" x 5'6") containing a bathtub and a toilet. Above it is a **BEDROOM** (3.71m x 3.70m / 12'2" x 12'2") with a **WARDROBE**. To the right of the shower room is another **BEDROOM** (4.30m x 2.63m / 14'1" x 8'8"). Further right is a large **LIVING ROOM** (5.30m x 3.25m / 17'5" x 10'8"). Below the living room is a **KITCHEN** (2.25m x 1.64m / 7'5" x 5'5") with a sink, stove, and refrigerator. A central **ENTRANCE HALL** (EST. 2004) provides access to the bedrooms, living room, and kitchen. A **STORAGE** area and another **WARDROBE** are located near the entrance hall. An **AIRING CUPBOARD** is situated near the kitchen.

**TOTAL FLOOR AREA: 64.4 sq.m. (693 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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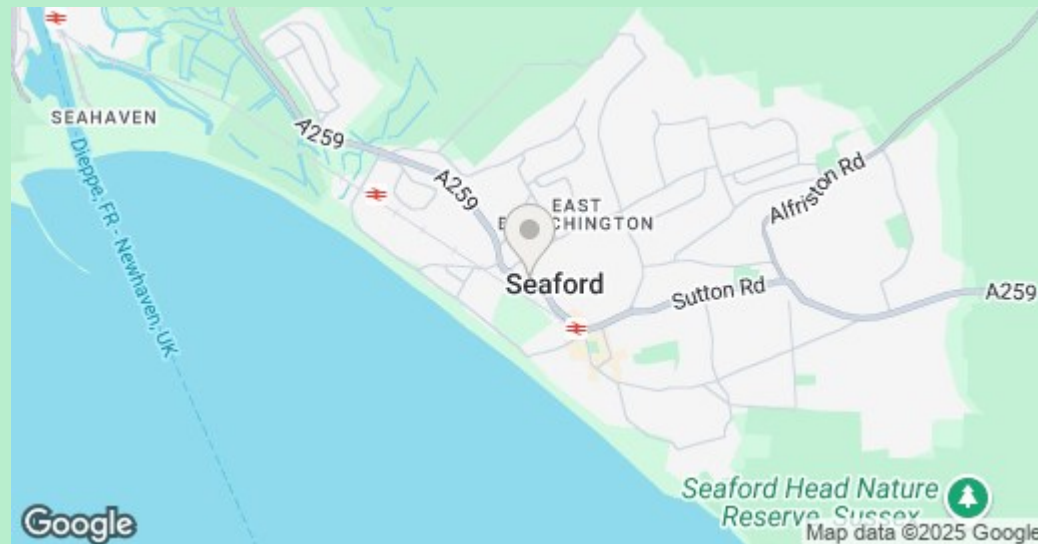
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## 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