

FLAT 6 COURT LEET HOUSE COLLEGE ROAD, SEAFORD, BN25 1JD

£175,000

This second floor apartment conveniently located between Seaford town centre and the beach. Seaford railway station is situated within a 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.

Accommodation consists of; two bedrooms, bathroom, separate wc, lounge/dining room and kitchen. The property has the benefit of double glazing, large storage cupboard, and allocated parking which is situated at the rear of the building.

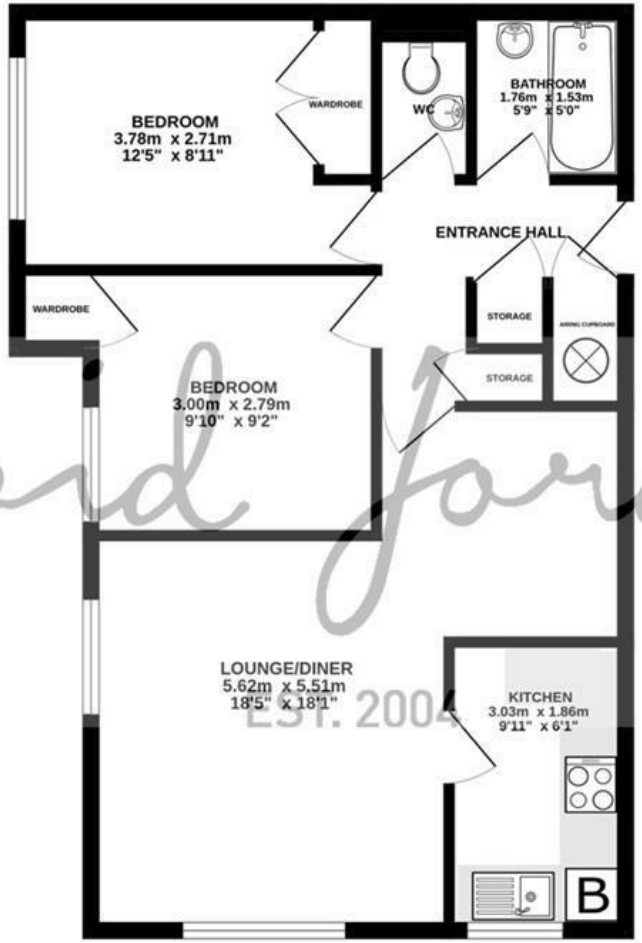
Lease - Term : 125 years from 29th November 2017
Ground Rent : £150 per year
Ground rent for parking space D: £20
Service Charges: £4,745.32 per year
Service charge for parking space D: £268.96 per year
Managing agents: Lambert Smith Hampton Residential

- TWO BEDROOM SECOND FLOOR FLAT
- ALLOCATED PARKING SPACE D
- VACANT POSSESSION AND NO ONWARD CHAIN
- KITCHEN
- OPEN SITTING AND DINING ROOM
- BATHROOM WITH SEPARATE WC
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- SEAFORD RAILWAY STATION AND BUS SERVICES ARE SITUATED WITHIN QUARTER OF A MILE
- ESPLANADE WITHIN A QUARTER OF A MILE





GROUND FLOOR
56.8 sq.m. (611 sq.ft.) approx.



David Jordan
EST. 2004

6 COURT LEET HOUSE 1 COLLEGE ROAD SEAFORD

TOTAL FLOOR AREA : 56.8 sq.m. (611 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: B

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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