



7 RICHMOND COURT RICHMOND ROAD, SEAFORD, BN25 1DR

£250,000

A bright and spacious two bedroom top floor apartment set within the Richmond Court development, perfectly positioned to enjoy some of Seaford's most attractive coastal and recreational views.

Offering generous room sizes, triple aspect living lounge/dining room and a superb outlook across The Salts Recreation Ground and towards the sea, providing an ideal blend of comfort, convenience and coastal living.

Other features and benefits include, wood block flooring to many of the rooms, double aspect kitchen with views. There is also a garage situated to the rear of the block.

For sale with vacant possession, no onward chain and a share of freehold

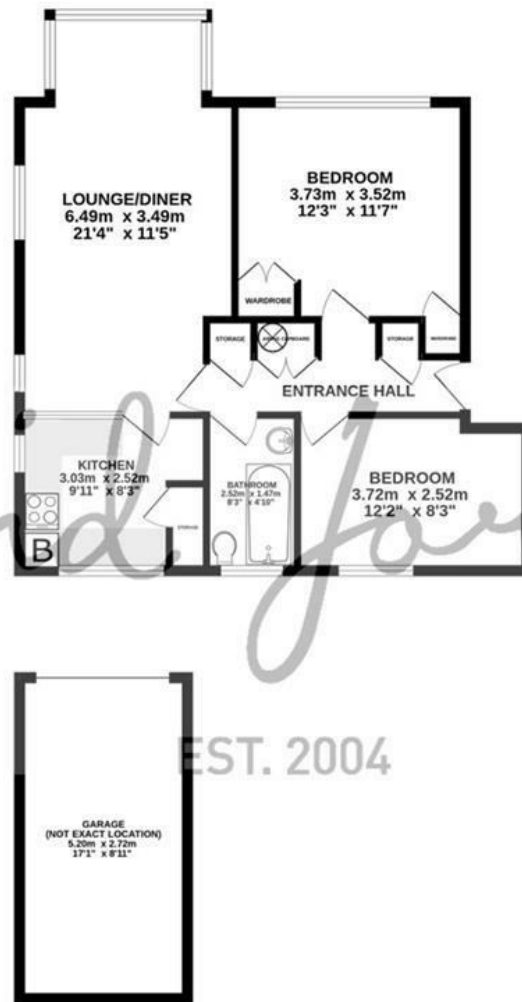
- TWO BEDROOMSTOP FLOOR APARTMENT
- TRIPLE-ASPECT LOUNGE/DINING ROOM
- SPECTACULAR SEA, HARBOUR AND RECREATION GROUND VIEWS
- DOUBLE ASPECT KITCHEN
- GARAGE IN COMPOUND
- PLENTY OF STORAGE
- CONVENIENT LOCATION TO SEAFORD SEAFRONT, TOWN CENTRE AND TRANSPORT LINKS
- VACANT POSSESSION WITH NO ONWARD CHAIN
- SHARE OF FREEHOLD
- 999 YEAR LEASE WITH 942 YEARS REMAINING







TOP FLOOR  
74.8 sq.m. (806 sq.ft.) approx.



EST. 2004

7 RICHMOND COURT RICHMOND ROAD SEAFORD

TOTAL FLOOR AREA : 74.8 sq.m. (806 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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A communal entrance door opens into a well-kept shared hallway, with a staircase rising to all floors.

The personal entrance door leads into a welcoming hallway laid with attractive wood-block flooring, which continues through to both bedrooms and the lounge/dining room. Within the hall is a radiator, linen cupboard, additional storage cupboard housing the water cylinder and a separate cloakroom cupboard with storage above.

A glazed internal door opens into the triple aspect lounge/dining room, a bright and generous space enjoying spectacular views across The Salts Recreation Ground, local amenities, and direct views to the sea and Newhaven Harbour. The bay window provides further outlook over neighbouring properties, the railway cutting, and the A259 perfect for watching everyday life go by. Heating is provided by two radiators and a night storage heater.

A further glazed door leads into the double aspect kitchen, which also benefits from views over The Salts and towards Dane Road. The kitchen includes a wall-mounted gas-fired boiler, a fitted range of base units, work surfaces incorporating a sink unit, a large storage cupboard, space for an upright fridge/freezer and a serving hatch to the dining area.

Bedroom One features fitted wardrobes, including a double and a single wardrobe, a night storage heater, and a window overlooking The Salts, the railway cutting, and the A259.

Bedroom Two includes a night storage heater and a window with views towards neighbouring properties and Dane Road.

The bathroom is fitted with a white suite comprising a panelled bath with shower unit and folding screen, low-level WC and pedestal wash basin. Additional features include a radiator, tiled walls and a rear facing window.

The garage is formed as part of a compound to the rear of the block accessed via Richmond Road, N.B garage no 4

#### **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.



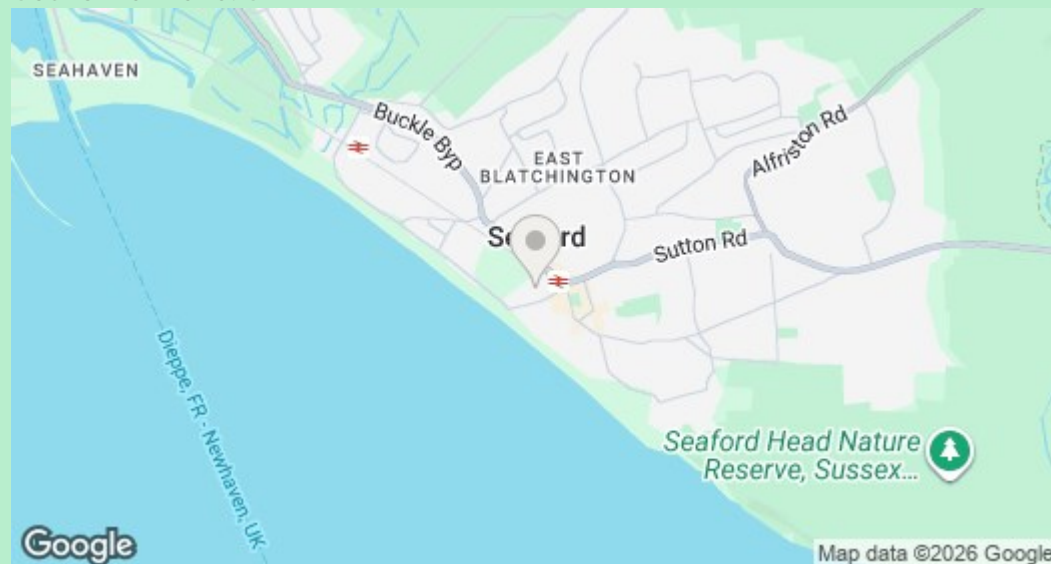
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (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.

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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