14 HAMILTON HOUSE BELGRAVE ROAD, SEAFORD, BN25 2EL

£149,950

A first floor studio flat forming part of this purpose-built block, situated in a favoured location about half a mile from Seaford town centre and railway station. Local shops and bus routes are close-by in Claremont Road.

The flat, comprises small entrance lobby, shower room, kitchen, and a studio room currently divided between sleeping and living area with balcony. There is also the benefit of a southerly aspect communal garden.

Lease of 999 years from 18th September 1970. Service charge to be confirmed.

- STUDIO APARTMENT
- SHOWER ROOM
- KITCHEN
- LIVING AND SLEEPING AREA
- BALCONY
- COMMUNAL GARDEN
- PURPOSE BUILT BLOCK
- LEASE OF 999 YEARS FROM 18TH SEPTEMBER 1970. ANNUAL SERVICE CHARGE £1647.56
- LOCATED APPROXIMATELY HALF A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION

Accommodation

Main entrance door to:-
COMMUNAL HALLWAY with staircase and lift to upper floors
Door to:-
ENTRANCE LOBBY
Built-in storage cupboard housing electric meters, clothes rail and shelves. Further built-in cupboard housing hot and cold water tanks and slatted shelves. Single glazed window to Communal Hallway.
SHOWER ROOM
Panelled walls and tiled floor. Large shower enclosure. Close coupled wc with concealed cistern set into vanity unit also having sink. Extractor fan.
STUDIO
Living area: Double glazed window to front and door to Balcony.
Sleeping area: Bult in wardrobe.
KITCHEN
Double glazed window to front. Range of wall and base units. Work surface with sink and drainer. Four ring electric hood with cooker hood above and oven below. Space for fridge, freezer and washing machine.

Outside

COMMUNAL GARDENS
Extensive and well maintained gardens surround Hamilton House, mostly laid to lawn with mature shrubs and trees, parking area and enclosed by attractive flint wall boundary.

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 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.

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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 representationsof fact or form part of any offer or contract.

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