



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.

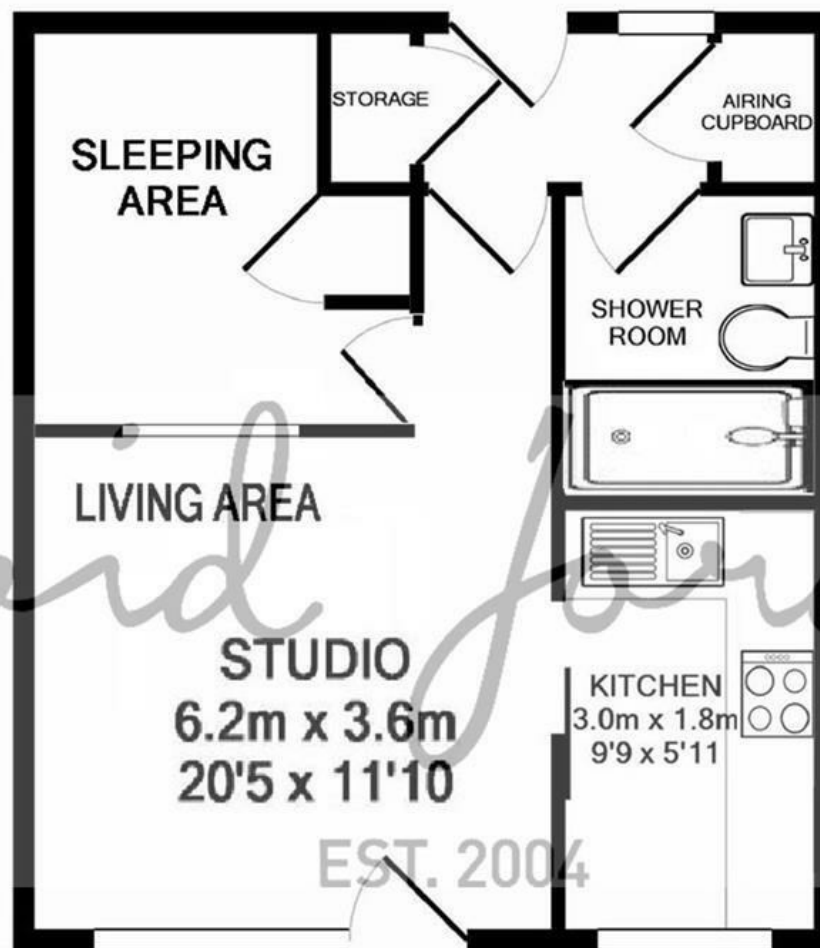
The flat, comprises small entrance lobby, shower room, kitchen, and a studio room currently divided between sleeping and living area with balcony. There is also the benefit of a southerly aspect communal garden.

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



David Jordan



**HAMILTON HOUSE BELGRAVE ROAD SEAFORD  
TOTAL APPROX. FLOOR AREA 33.9 SQ.M. (365 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



## 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.

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