



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
- SEAFORD RAILWAY STATION AND BUS SERVICES ARE SITUATED WITHIN QUARTER OF A MILE
- ESPLANADE WITHIN A QUARTER OF A MILE
- DOUBLE GLAZED
- GAS CENTRAL HEATING





Communal area

Communal door with stairs to all floors

Second floor

Entrance door to APARTMENT 6:

HALL

Consumer unit. Cupboard housing hot water cylinder and cold water tank. Storage cupboard and slim store cupboard. Radiator. Entryphone.

OPEN SITTING AND DINING ROOM

Dining area: Radiator and opening into:

Sitting area: Two double glazed windows. Radiator. Small cupboard housing gas meter.

KITCHEN

Wall and base units with work surface having sink and drainer. Electric four ring hob with oven below and cooker hood above. Radiator. Double glazed window. Splash back. Wall mounted Glow-worm gas fired boiler.

BEDROOM ONE

Double glazed window. Double wardrobe. Radiator.

BEDROOM TWO

Double glazed window. Radiator. Wardrobe.

BATHROOM

Panelled bath with mixer tap and shower attachment. Electric shower. Pedestal wash basin. Tiled walls. Towel rail.

SEPARATE WC

Close coupled wc and pedestal wash basin. Tiled walls. Extractor fan.

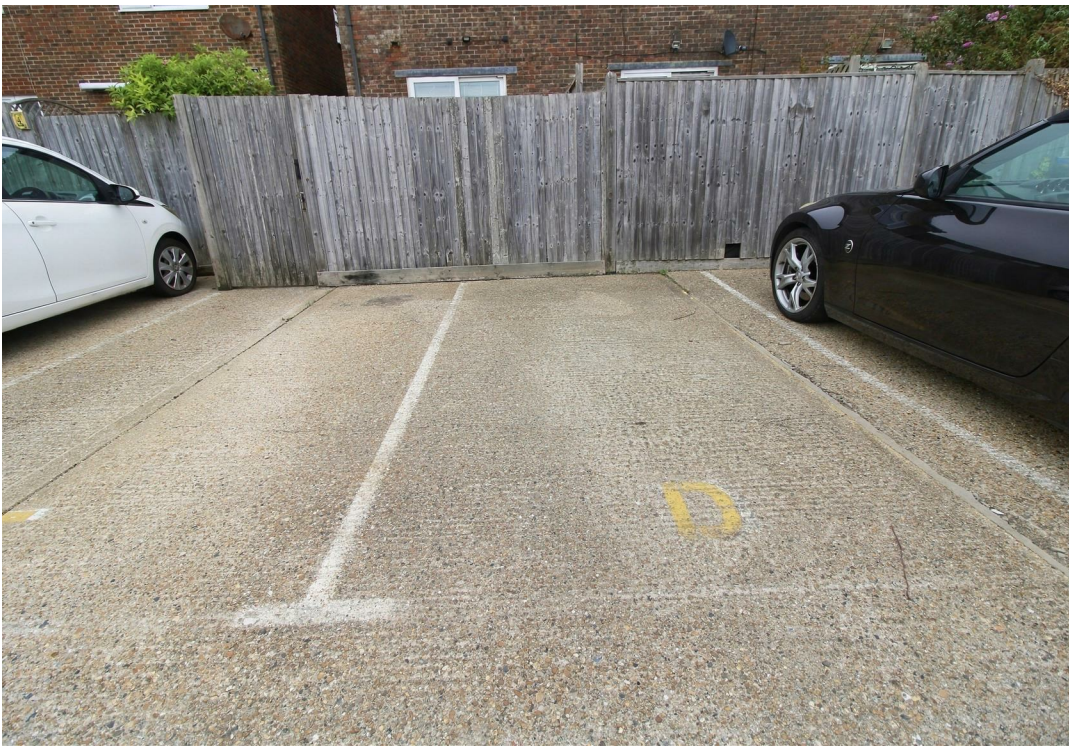
Outside

Allocated parking space D accessed from Marine Crescent.

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: B

ENERGY PERFORMANCE CERTIFICATE (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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004