



FLAT 1 RAYFORD COURT, 14 ST JOHNS ROAD, SEAFORD, EAST SUSSEX, BN25 1JW

£205,000

A well presented ground floor apartment situated in this extremely convenient position between Seaford promenade and the town centre. The mainline railway station and bus routes are within easy reach.

The property offers spacious accommodation comprising two double bedrooms, attractive sitting/dining room with direct access to the front of the building, modern kitchen/breakfast room and refitted shower room. To the rear of the building is undercover parking and this apartment has an allocated space.

Flat One has the benefit of gas fired central heating, Upvc double glazing, deep walk-in storage cupboard and is considered to be an ideal first purchase or investment opportunity.

Offered for sale with immediate vacant possession and no onward chain, an early viewing comes highly recommended.

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SITTING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CONVENIENT LOCATION
- CLOSE TO TOWN CENTRE AND THE SEAFRONT
- ALLOCATED PARKING SPACE
- WELL PRESENTED
- IMMEDIATE VACANT POSSESSION
- NO ONWARD CHAIN





Accommodation

From street level, eight steps up to Main Entrance.

COMMUNAL ENTRANCE HALLWAY

with security entryphone system and individual post boxes. Inner door to:-

COMMUNAL HALLWAY

Stairway to lower floor leading to flats 1 & 2, with separate door to car parking area. Built-in storage cupboard for each flat and electric meter cupboards.

Apartment One

Personal door opening into:-

SPACIOUS ENTRANCE HALL

Entry phone. Radiator. Walk-in cupboard with light, offering good storage facility. Linen cupboard with slatted shelving and radiator.

SITTING/DINING ROOM

Radiator. Double glazed window and casement door opening onto front paved area.

KITCHEN/BREAKFAST ROOM

Fitted range of shaker-style base units and matching wall cupboards. Solid wood block work tops with inset sink unit and inset electric hob with oven beneath and extractor above.

Cupboard housing gas fired combination boiler. Appliance spaces suitable for washing machine and upright fridge-freezer. Space for table and chairs. Laminate flooring. Upvc double glazed window.

BEDROOM ONE

Upvc double glazed window. Radiator. Recess suitable for wardrobe.

BEDROOM TWO

Upvc double glazed window. Radiator.

REFITTED INTERNAL SHOWER ROOM

White suite comprising double shower tray, low suite W.C., vanity cupboard with shelf over and inset wash basin. Part-tiled walls. Radiator. Extractor fan.

Outside

To the rear of the block is the car park which has allocated numbered spaces, some of which are undercover. There is a paved pathway across the front of the block with low brick retaining wall.

Outgoings

Lease:- 969 years remain

Service charge:- £480 payable half-yearly



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating C.
Environmental Impact Rating C.

DISCLAIMER

Money Laundering Regulations 2007: 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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