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## 47 Sutton Road Seaford

**Offers in excess of £200,000**

Leasehold - A Garden Flat in a lovely Edwardian period building with lovely high ceilings and exclusive use of a private front and rear garden.

The flat is light, airy, in a good decorative state and conveniently situated within a short walk to the town centre with all its amenities and to the local mainline train station and bus routes.

Viewing is highly recommended.





# 47 Sutton Road Seaford

## Communal Entrance Hall

### Entrance Hall

An under stair storage cupboard is located in the Entrance Hall.

### Living Room

A beautiful light and airy double aspect Living Room with high ceilings and a bay window overlooking the front garden.

### Kitchen / Utility Area

The kitchen has spaces for a cooker with a hood and an undercounter dishwasher. A window and a glazed door which leads to the private rear garden makes the kitchen bright and light. A Utility Area with spaces for a large fridge, washing machine, dryer and the boiler, is accessed from the Kitchen.

### Main Bedroom

A good size double Bedroom with built-in wardrobes and a large window which makes the room bright and airy. The window overlooks the rear patio garden.

### Family Bathroom

Bath with overhead shower, basin and a door leading to the WC.

### Garden

Front garden - a lovely well stocked south facing garden.  
Rear garden - a private rear garden which is partly decked and includes the shed.

### Lease

Term - 114 years with a remaining term of 94 years  
Service Charge - Not fixed and based on ad hoc expenses  
Ground Rent - £5 per annum  
Buildings Insurance - Approx. £250 pa

### Sundries

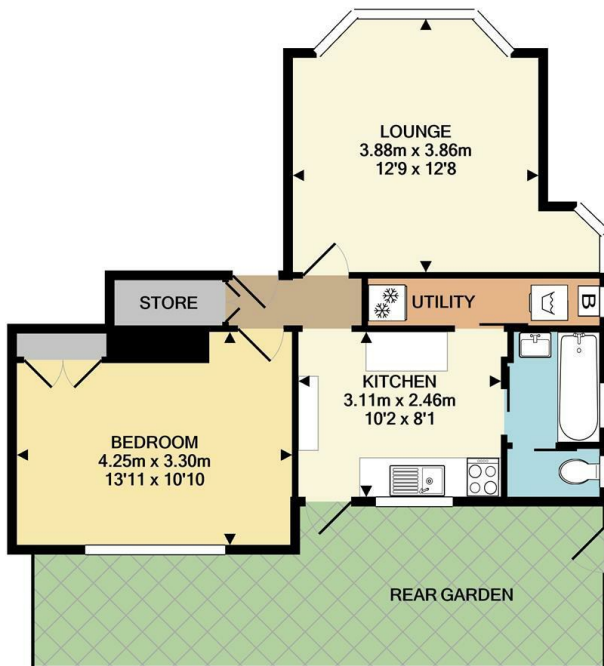
Electric meter is located in the Communal Entrance Hall.  
Electric consumer unit located in the Living Room  
The gas meter is located in the rear garden.  
The Vaillant boiler, approx. 3yrs old, is located in the utility area next to the kitchen.

### Floor Plan

This plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

### Council Tax

Tax Band A  
Approx. £1,459.00



TOTAL APPROX. FLOOR AREA 48.7 SQ.M. (524 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
65	72

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
C	C