



## The Causeway Seaford

**Offers in the region of £275,000**

Seaford Properties is delighted to present this purpose built second floor apartment with a lift and located at the end of the block.

Leasehold with a share in the company that owns the freehold. 999 Year term with approx. 973 years remaining.

The flat comprises two bedrooms, with the main en-suite bathroom, a family bathroom, lovely lounge/dining room and an allocated parking space.

Perfect location within a very short walk between the town centre and the seafront.





# The Causeway Seaford

## Outer Communal Entrance

A secure and generous communal entrance with a video entrance system.

## Inner Communal Entrance Hall

A beautiful hallway giving access to the ground floor flats, lift and stairs leading to the 1st and 2nd floor.

## Entrance Hall

The entrance hall on the second floor features a cloaks and storage cupboard along with a wall mounted video entry phone.

## Lounge/Dining Room

A spacious dual aspect lounge/dining room. Double French doors with a Juliette balcony and bay window with views over Seaford Bay.

## Kitchen/Breakfast Room

A modern bright and light kitchen with an integrated washing machine, fridge/freezer, electric oven, microwave and electric hob. Ample built-in cupboards and work tops.

## Main Bedroom

A good size bright and airy double bedroom with French doors opening up to a Juliette balcony offering partial sea views. Double built-in wardrobes.

## En-Suite Bathroom

The en-suite bathroom is fitted with a white suite comprising basin, walk-in shower, extractor fan and toilet. Ceiling height tiling and a hatch leading to the loft space.

## Bedroom Two

Double bedroom with a built-in wardrobe and a window.

## Family Bathroom

The family bathroom is fitted with a window and a white suite comprising a basin, bath and toilet. Ceiling height tiling and radiator.

## Parking

The flat is entitled to an allocated parking space.

## Lease

Term : 999 years with 973 years remaining

Ground Rent : Peppercorn

Service Charges: Approx. £2996 per annum payable quarterly

## Floor Plan

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

## Council Tax

Tax Band D

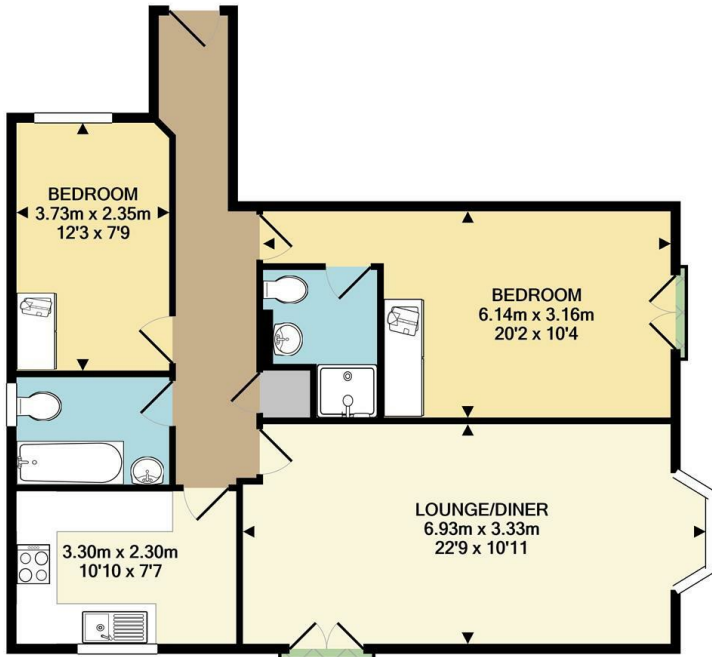
Approx. £2359.59 pa

Managing Agent: Housemartins

## Sundries

Loft - Access provided via a hatch in the bathroom with a drop down ladder. Electric light and partially boarded.

We understand the loft space may not included within the demise of the flat and legal advise should be sought.



TOTAL APPROX. FLOOR AREA 72.2 SQ.M. (777 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
77	78

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