



The Causeway Seaford

Offers in excess of £300,000

Seaford Properties is delighted to present this purpose built first floor Luxury Apartment with a lift. Vacant and end of chain.

The two bedroom property also features a newly fitted kitchen and two recently fitted bathrooms, one of which is en-suite to the main bedroom. The flat is also entitled to a dedicated parking space. Fitted carpets throughout. Curtains available by separate negotiation.

Perfect positioning and located within a few yards from the esplanade and a very short walk to the town centre with a main line station and on the Brighton/Eastbourne bus routes.

Leasehold with a share in the company that owns the freehold.



The Causeway Seaford

Outer Communal Entrance

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

Inner Communal Entrance

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 first floor has a large cloak cupboard, separate storage cupboard which hosts the electric consumer unit. Both cupboards have electric lighting and the storage cupboard has power points for re-charging electric appliances. A wall mounted video entrance phone.

Living/Dining room

A room with good proportions with a sitting and dining area, a bay window with sea views. A feature wall mounted electric fire suite which features LED super realistic evoflame effect controlled by using the e-touch App.

Kitchen

A lovely designer German Kitchen by 'Black Rok' with Silstone quartz worktops, aqua coloured glass splash backs, loads of soft close drawers and storage cupboards, integrated Siemens induction hob, extractor fan, an eye level Neff electric oven with a slide and hide door. Integrated Bosch slimline dishwasher, waste bin, below counter freezer and fridge and a free standing washing machine. Work top Curve microwave. Blanco stainless steel sink with Blanco mono block taps in front of the window and a breakfast bar. Electric roller blind to window. Valiant boiler - fitted January 2023.

Main Bedroom

Double Bedroom with double French doors and Juliette balcony. Double built-in wardrobes and large free standing wardrobe with full length mirror. Partial sea views.

En-Suite Bathroom

The En-Suite Bathroom is fitted with a large dual control walk-in shower with ceiling height shower panels. Ceiling height marble effect tiling and floor tiles. Extractor fan, basin, toilet and ladder style radiator and towel rail.

Bedroom Two

Double Bedroom with a built-in wardrobe and window with electric roller blind overlooking the front garden.

Family Bathroom

The Family Bathroom is fitted with a walk-in shower, ceiling height tiling, toilet, basin and ladder style chrome radiator, extractor fan.

Parking

The flat is entitled to an allocated parking space no 7.

Lease

Term : 999 years with 973 years remaining

Ground Rent : Peppercorn

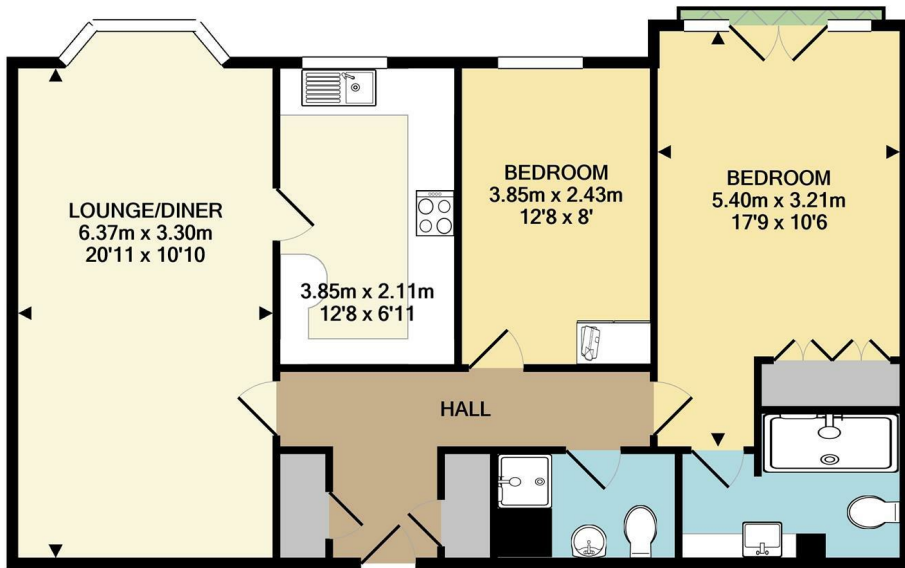
Service Charges: Approx. £2996 per annum

Council Tax

Tax Band D

Approx. £2157 pa

Managing Agent: House Martins



TOTAL APPROX. FLOOR AREA 76.1 SQ.M. (819 SQ.FT.)

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not energy efficient - higher running costs			
		82	83
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		