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Martello Road Seaford

Offers in excess of £300,000

We are proud to present for sale this two-bedroom flat right on the seafront with panoramic views over the Channel and towards Seaford Head.

The ground floor property offers two double bedrooms, a large lounge/dining room, a large patio area, en-suite shower room, a family bathroom, garage and off-road parking.

The flat is light and airy, has spacious rooms and as it may require some updating it allows an opportunity for buyers to put their stamp on it.

Situated in a superb position on the Seafront, within a very short walk of the Seaford Town Centre with Brighton/Eastbourne bus routes and main line railway station.



Martello Road Seaford

Communal Entrance Hall

The communal entrance hall gives access to the flats via a lift or stairs and to the basement area.

Entrance Hall

Large and spacious entrance hall with a storage unit and a cloak cupboard.

Lounge/Dining Room

A lovely spacious lounge/dining room with views over the Esplanade and Seaford Bay. Double French doors leading to the large patio area. Radiator

Main Bedroom

Good sized double bedroom with a window overlooking the Esplanade and Seaford Bay. Double built-in wardrobes. Radiator

En-Suite Bathroom

White suite comprising a toilet, basin and walk in shower, extractor fan and a radiator.

Bedroom Two

Light and airy double bedroom with a window overlooking the communal area.

Kitchen

Spacious kitchen, light and airy with a window overlooking the Esplanade and Seaford Bay. Integrated hob, fridge/freezer, double oven and washing machine. Built-in breakfast bar. Double sink. The kitchen may need some updating.

Family Bathroom

Fitted with a spa bath with an overhead shower, basin and a toilet. Extractor fan and radiator.

Basement

The basement has several rooms used for storage and where the electric meters are located. One of the larger rooms entitles the owners to store personal goods..

Sundries

Electric Consumer unit is located in the storage cupboard in the entrance hall.
Electricity Meter is located in the basement.
Gas Meter box is located on the patio area.
Gas Boiler is located in the kitchen.

Council Tax

Tax Band C
Approx. £2225 pa

Parking

Garage plus x 1 off road parking space.

Outside

Large patio area with direct access to the Esplanade.

Lease

Term - 999 Years with a remaining term of 975 years.
Ground rent - A Peppercorn
Service charge - £80 per month plus a further charge of £110pa towards maintenance of the internal roads.
Freehold ; Share in Martello Mews Flats Management Ltd

Floor Plan

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

Mobile reception, Broadband and WIFI speed

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites

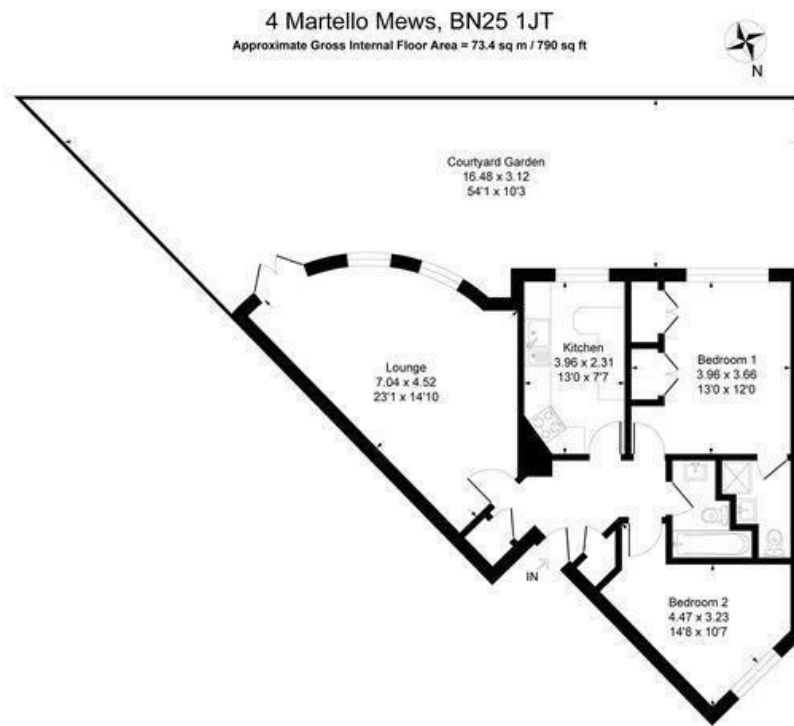


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
82	83

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-28) F

(1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-28) F

(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC