



## Claremont Road Seaford

**Offers in excess of £250,000**

Seaford Properties is delighted to offer for sale a spacious Leasehold flat situated in an extremely convenient location within a few yards of Seaford town centre, mainline railway station and Brighton to Eastbourne bus route. Local schools are just a short walk away.

Accommodation comprises of a spacious open plan lounge/living/kitchen with high spec appliances, two bedrooms, bathroom, exclusive right to a secure large communal garden space shared with one other owner and under cover secure parking space. The property benefits from air circulation system.

Please note the sale is end of chain and patio garden and car parking spaces do not form part of the demise in the Lease.



# Claremont Road Seaford

## Communal Entrance

The Communal Entrance leads to this property and to one other. Access to the communal patio garden space. Entry Phone System.

## Entrance Hall

The Entrance Hall is light and airy with two 'floor to ceiling' obscure glass windows. Large double storage unit. Entry phone video system.

## Open Plan Lounge/Dining and Kitchen Area

This is a spacious open plan Lounge/Dining and Kitchen area. The double aspect room is light and airy. The modern Kitchen area has a good number of kitchen units and work top spaces, and an integrated fridge/freezer, an electric hob, electric oven, washing machine. Space for a tumble dryer or alternatively a dish washer. Under cabinet lighting.

## Main Bedroom

Good sized double Bedroom. Radiator.

## Bedroom Two

Good sized double bedroom. Radiator.

## Bathroom

The Bathroom has a white suite comprising a bath with an overhead shower, basin and toilet, vanity unit, ladder style radiator and towel warmer.

## Parking

Gated under cover parking space - no. 2

## Outside

Large patio garden - Shared with no 1 Slaters Row.

## Sundries

Electricity & Gas provider: British Gas.

Water provider: South East Water.

Electricity, Gas & Water meters allocated in garage section.

Valliant combi boiler, electric consumer unit and air circulation unit is located within the storage cupboard in Entrance Hall.

## 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 B

Approx. £1919.85 pa

## Lease

Term: 999 years of which 994 years remaining

Service Charges - £144.54 p/m

Ground Rent - £20.83 p/m

## Loft

We understand the loft is not included within the demise of the Lease. Please seek legal advice.

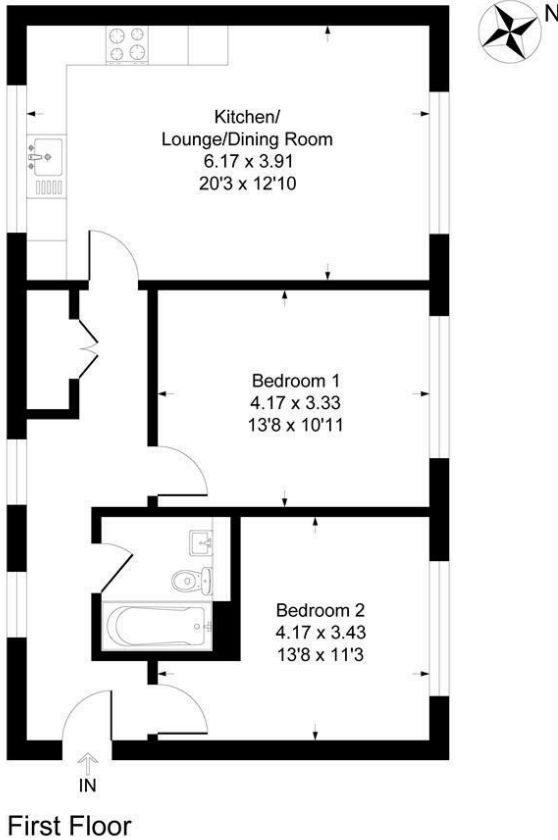
## Mobile Reception, Broadband & WiFi Speed

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



## 2 Slaters Row, BN25 2FB

Approximate Gross Internal Floor Area = 67.72 sq m / 729 sq ft



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	