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College Road Seaford

Asking price £460,000

Corsica Hall is a historical and Grade II listed property with commanding views over Seaford Bay. The property was redeveloped in 2007 which created a number of prestigious period conversion of modern apartments within a gated community.

This is a Luxury Top Floor Apartment and all three bedrooms and the reception room have the benefit of uninterrupted views over Seaford Bay. As you walk into the lounge/dining room/kitchen, bedrooms you immediately notice the good proportions and high ceilings in all rooms.

All three large double bedrooms have built in wardrobes, the bathrooms are modern with ceiling height tiling and the kitchen is fitted with quality integrated appliances.

The apartment is located in arguably Seaford's most prestigious block of Apartments that delivers on all aspects, exclusivity, location, large sash windows, spaciousness and security. The Leasehold property comes with the remainder of a 107 year Lease.

If this apartment is what you are looking for please give us a call to arrange a viewing. You would not want to leave again.



College Road Seaford

Entrance Hall
Video entry phone system. Radiator.

Open Plan Living./Dining Room/Kitchen
This double aspect room with four secondary glazed sash windows serves as an open plan lounge/dining room/kitchen area, is spacious with lovely far reaching uninterrupted views over the Martello Fields and Seaford Bay. Feature surround with an electric fire. Three radiators. The kitchen has ample fitted wall and base units. Lots of work tops, inset sink and drainer, five ring gas hob with cooker hood, an electric oven, integrated Neff dishwasher, fridge and freezer. tiled splash back. Wall mounted Worcester-Bosch gas fired boiler.

Bedroom One
Double bedroom with secondary glazed sash windows with beautiful views towards Seaford Head and the sea. Fitted double wardrobes. Two radiators.

Bedroom Two
Double bedroom with secondary glazed sash windows with beautiful uninterrupted views over Martello Fields towards the sea. Fitted wardrobes. Two radiators.

Bedroom Three
Double bedroom with secondary glazed sash windows with beautiful uninterrupted views over the Martello fields towards the sea. Fitted wardrobes. Two radiators.

Bath and Shower Room
This light and airy bathroom benefits from floor to ceiling height tiling. The bathroom is fitted with a bath with a mixer tap and a shower attachment, walk in shower, double washbasins with mirror and shaver point and a window with secondary glazing.

Bathroom
The bathroom is light and airy with tiled floor and walls to ceiling height. Bath with mixer tap and shower attachment. Ladder style towel rail. Extractor fan. Wall mounted wash basin with mirror and shaver point. Window with secondary glazing.

Parking
One allocated parking space no 20 and ample visitors parking inside security gates.

Outside
Corsica hall has the benefit of well tended and extensive communal grounds which surround the development, including a seating area to the side for residents to sit and enjoy the delightful Seaford Head and coastal views. Enclosed refuse area and bicycle store.

Lease
Lease Term 125 years with 107 years remaining.
Service charge and maintenance: £2 293.21 pa
Ground rent: £125 pa

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

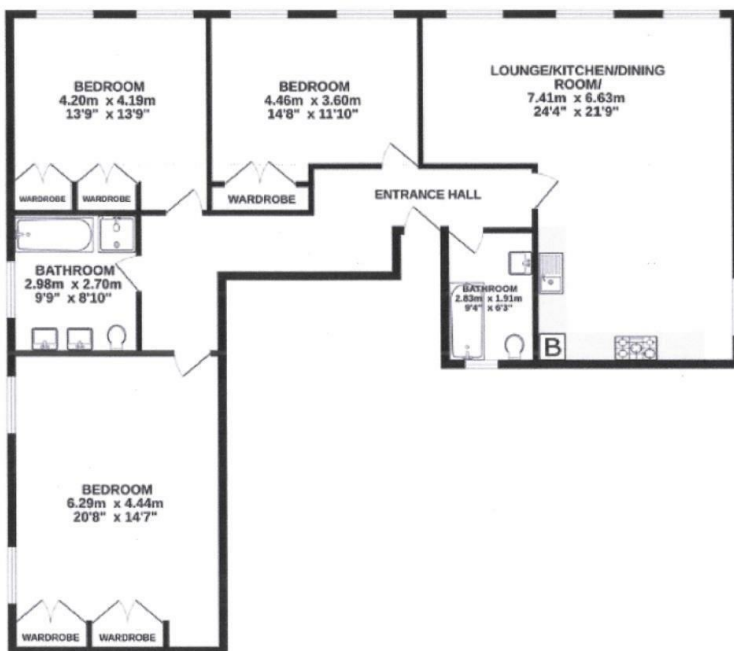
Council Tax
Tax Band E - Approx. £3016.91 pa

Sundries
Boiler - Installed during 2021
Central Heating Type - Gas
Glazing - Secondary Glazing

Mobile reception, Broadband & WIFI Speed
Buyers have to rely on their own searches, surveys and by checking the advice on Ofcom and Openreach Internet sites.



First Floor
130.4 sq.m. (1403 sq.ft.) approx.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	75		

Energy Efficiency Rating
 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) **G**
 Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating
 Very environmentally friendly - lower CO₂ emissions
 (92 plus) **A**
 (81-91) **B**
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England & Wales EU Directive 2002/91/EC
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