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BED

# Overlooking Communal Gardens

Flat 40, Hometye House, Seaford, BN25 2BQ



Price £100,000

Leasehold

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## inbrief...

An opportunity to purchase a delightful one bedroom second floor retirement flat located at the rear of Hometye House. Hometye House is situated within easy walking of Seaford town and train station with connections to Brighton and London, buses are also within easy reach just a couple of minutes away.

As you enter Hometye House through the main doors to the entrance lobby, you will notice the door entry phone system to your left, access can only be granted by residents or key holders. The residents lounge is to your left along with the laundry room also on the ground floor. There are stairs and lift to the second floor.

The hallway features; a good size storage/airing cupboard with tank and shelving, storage heater, loft access and door entry phone.

( 10'6 x 18'11 ) The light living room features; storage heater, T.V point, window to the rear overlooking the communal gardens, ample power sockets, dining area and archway to kitchen.

( 5'4 x 7'3 ) The kitchen is fitted with a good range of wall and base units with complimenting working surface. Features include; an inset sink drainer, eye level oven, 4 way electric hob with overhead extractor filter, tiled splashback and integral fridge and freezer.

( 8'8 x 14'1 ) The bedroom is a double room with storage heater, wall lights, inset wardrobe and window overlooking the communal gardens.

The shower room features; large enclosed shower tray with wall mounted attachment and hand-rail, sink with storage, tiled walls, closed coupled w/c, wall mounted mirror and extractor.

SERVICE CHARGE : £1806.15 half yearly  
GROUND RENT : £249.16 half yearly  
LEASE : 91 Years Remaining (125 Years from Build)



Council Tax Band: B

Energy Rating: C

moreinfo...

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