

1
BED

One bedroom retirement flat

18 Pondsde Court, Sutton Drove, Seaford, BN25 3ET



Price £70,000

Leasehold

phillipmann
we do more

www.phillipmann.com



inbrief...

Phillip Mann estate agents are pleased to offer for sale this well presented and improved ONE BEDROOM RETIREMENT FLAT. Situated on the first floor and offering good size accommodation this property should be viewed to appreciate all it has to offer. NO ONGOING CHAIN

The communal entrance with door entry phone benefits from a lift and stairs to the first floor and private entrance door to flat 18.

The entrance benefits from a useful storage/airing cupboard housing the hot water tank and consumer board, door entry phone and careline system.

The living room is a good size room with an electric night storage heater and large bay window to the front. The kitchen has been fitted with good range of wall and base units comprising a stainless steel sink and drainer unit with cupboards below, built in electric oven and hob with filtered hood above, space for an upright fridge freezer, part tiled walls and an extractor fan.

The bedroom is a good size double room with built in wardrobes and a window overlooking the front. The shower room has been refitted with a large enclosed shower cubicle, wash hand basin set into a vanity unit, close coupled w/c and extractor fan.

Measurements:
 Living Room: 18' x 10'
 Kitchen: 7'01 x 5'02
 Bedroom: 12' 08 x 9'

Outgoings:
 Pondsye Court features a residents lounge, laundry room, hobbies room, reading room, enclosed rear courtyard and Shared Parking to the front.

Outgoings:
 Lease - 125 Years from 1994
 Maintenance - £1899.80 per half year
 Ground Rent - £140 per half year



Council Tax Band: A

Energy Rating: B

moreinfo...

Phillip Mann Seaford Office
 1-3 Dane Road, Seaford, East Sussex, BN25 1LG
 01323 898666



To see more details on this & all our homes go to
www.phillipmann.com