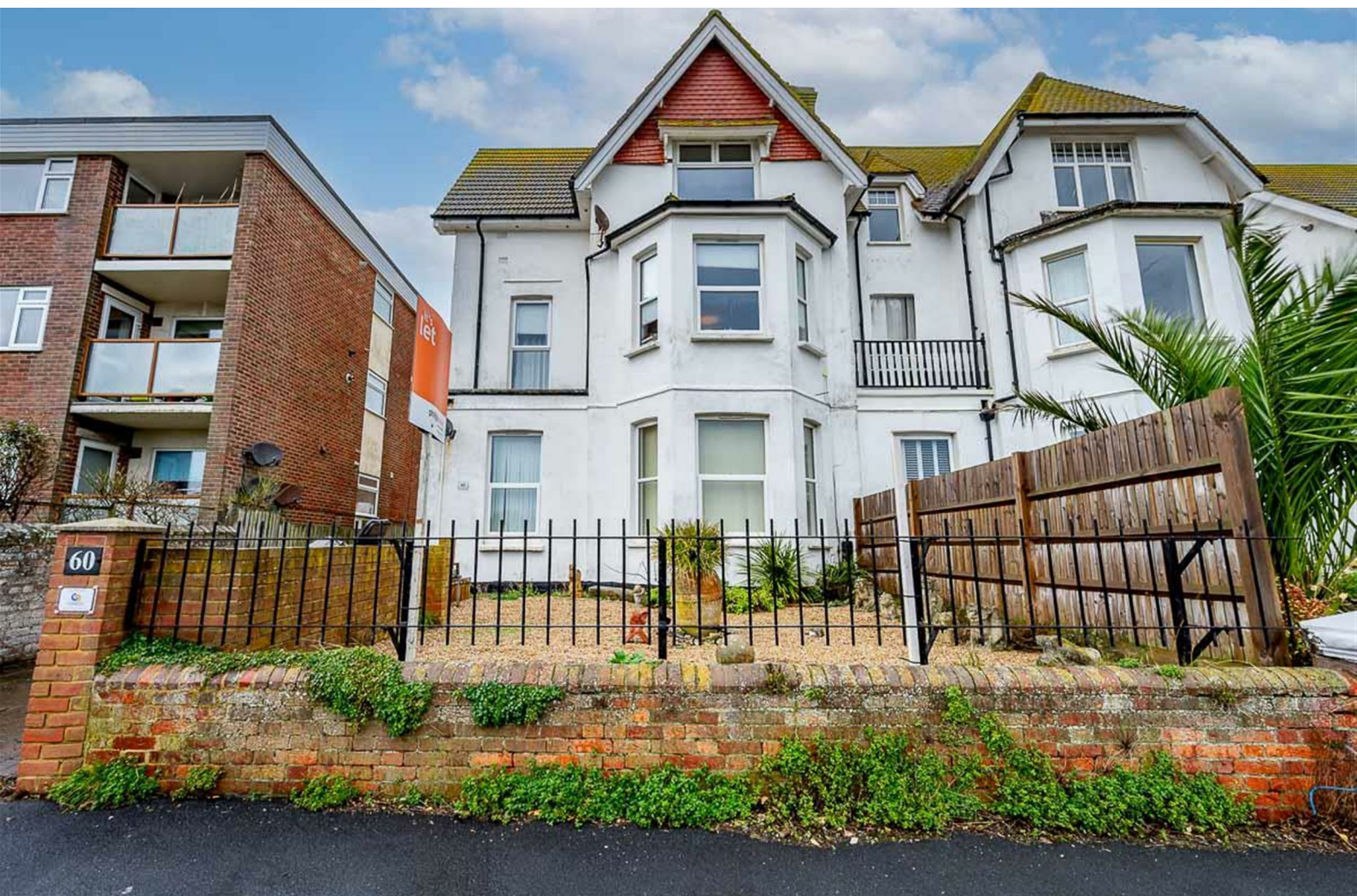


2  
BED

# Ground Floor Garden Flat

Flat 2 60, Claremont Road, Seaford, BN25 2BH

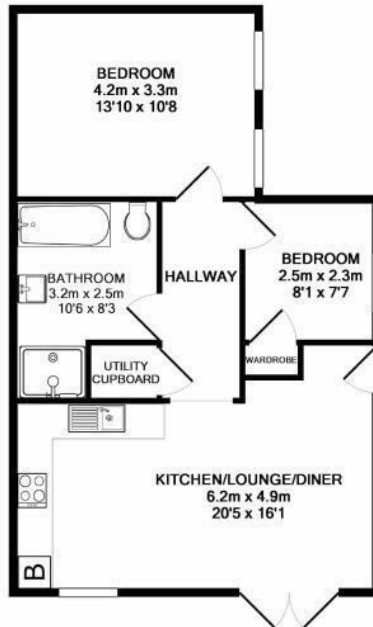


£269,950

Share of Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



FLAT 2 60 CLAREMONT ROAD SEAFORD  
TOTAL APPROX. FLOOR AREA 55.8 SQ.M. (600 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2018

## inbrief...

This two double bedroom ground floor flat has the benefit of a large rear garden and raised patio area and is located within an easy level walk of Seaford town centre. Other benefits include own entrance to flat, double glazed windows, gas central heating and SHARE OF FREEHOLD.

As you enter the property there is useful hanging space for coats and boots. The open plan lounge/dining and kitchen offers light and spacious living. Complemented by engineered oak flooring. The lounge area has double doors which give access to the rear patio and garden. The kitchen is fitted with a good range of high gloss wall and base cupboards. There is ample working surface with inset sink, ceramic hob and extractor canopy, electric oven, integrated fridge/freezer, space for washing machine and cupboard housing the 'combi' boiler.

From the inner hall there is a large walk in store cupboard and good size bathroom comprising modern suite with bath, WC, pedestal wash basin, double shower cubicle with rain head shower and tiled surround.

Bedroom one is a good size double with plenty of wardrobe space and window to side aspect. Bedroom two has a recessed single wardrobe and window to side aspect.

A particular feature of the property is the large rear garden which has separate gated access. There is a patio area and large area of lawn. To the rear of the garden is a raised patio with timber shed. The garden is wall and fence enclosed.

### OUTGOINGS:

Service Charge - £134.00 pm to inc. Building Ins.  
LEASE - 115 years remaining.



Energy Rating - C

Council Tax Band - A

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](http://www.phillipmann.com)