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BED

# Double Balcony and Allocated Parking

5, Selmeston Court, Seaford, BN25 2NQ



Price £245,000

Share of Freehold

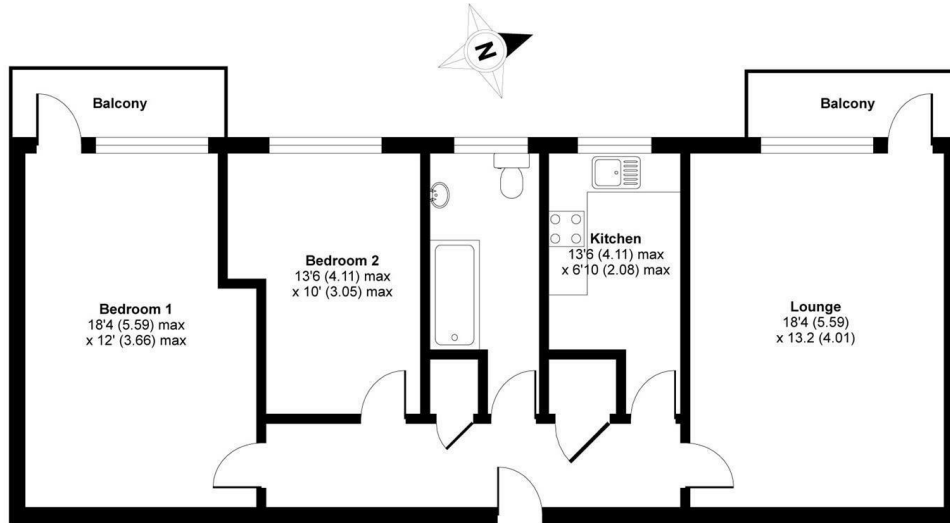
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Surrey Road, Seaford, BN25

APPROX. GROSS INTERNAL FLOOR AREA 873 SQ FT 81.1 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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inbrief...

An exciting opportunity to purchase a spacious and well presented apartment in a popular purpose built block. The property is located within easy walking distance of Claremont Parade, Seaford town, train station, buses to Brighton and Eastbourne and the seafont.

The communal entrance door is located to the front of the building and gives access to the communal hallways. The apartment is located on the lower floor by which you access using the communal stairs, this will lead you to the private entrance door to flat 5.

The hallway benefits from an airing cupboard, separate cloaks cupboard and night storage heater. The spacious lounge/dining room is a lovely bright room with two night storage heaters and full height windows and a door leading onto the enclosed private balcony with views over Hawth Valley. The kitchen has been fitted with a range of wall and base units with ample work surface, an inset stainless steel sink and drainer unit with mixer taps, there is also plumbing and space for a washing machine, a cooker recess and further appliance space. There are tiled splash backs, tiled flooring and a window overlooking the communal gardens.

The master bedroom benefits from a range of built in wardrobes with hanging rails and shelving, night storage heater and full height windows and a door leading onto an enclosed private balcony. The second bedroom is a good size double again benefiting from built in wardrobe, night storage heater and window overlooking the communal gardens.

The bathroom is refitted with a modern white suite comprising panel bath, close coupled w/c, pedestal wash hand basin and separate shower cubicle with electric Mira shower.

Outside there are communal gardens and allocated parking located under Litlington Court.

Private allocated parking space  
Lease 999 years from 2006  
Maintenance £600 payable 6 monthly  
Share of freehold



Energy Rating - C

Council Tax Band - B

moreinfo...



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