

2  
BED

# Town Centre Apartment

Flat 2, 14, Clinton Lane, Seaford, BN25 1NS



Price £220,000

Leasehold

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FLAT 2 14 CLINTON LANE SEAFORD  
TOTAL APPROX. FLOOR/AREA 65.3 SQ.M. (703 SQ.FT.)

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this two bedroom apartment situated in the town centre of Seaford close to all amenities including shops, main bus routes, railway station and uncommercialised seafront. The property benefits from gas central heating and uPVC double glazed windows.

As you approach the property, there is an allocated parking space (no 2), communal bin storage area and meters as well as an external galvanised steel staircase to the upper floors of the building. There are further internal stairs to the apartment.

The entrance hall has useful storage cupboard and laminate flooring featuring throughout. The shower room comprises; large shower tray with handheld and overhead attachment, sink with storage, w/c and part tiled walls.

Bedroom two is a double room with eaves storage and velux window. Bedroom one is a good size double room with ample space for all free standing furniture, velux window and window overlooking rear with an elevated outlook.

The open planned area arranged as the lounge / dining / kitchen space is a fantastic size with, TV point, cupboard housing Vailant boiler, windows overlooking front and has ample space for all furniture. The kitchen is fitted with a range of wall and base units and complementing working surface. Features include; inset sink drainer, oven with electric hob and overhead extractor, integral dishwasher, part tiled walls and space for washing machine and fridge freezer.

Lease - 125 years from January 2015  
Service Charge - £223 per quarter  
Ground Rent - £200 per annum



ENERGY RATING - B

COUNCIL TAX - B

moreinfo...



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