

2
BED

Balcony and Allocated Parking

Flat 8, Kingsfold Court, Seaford, BN25 1PS



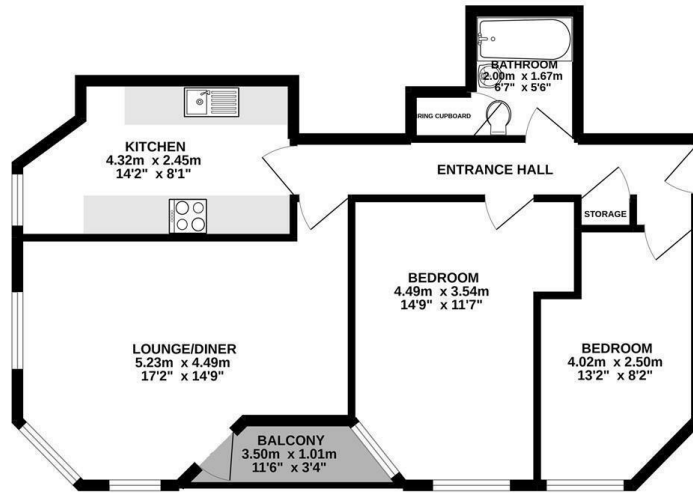
Price £250,000

Share of Freehold

phillipmann
we do more

www.phillipmann.com

GROUND FLOOR
61.0 sq.m. (656 sq.ft.) approx.



FLAT 11 KINGSFOLD COURT CROUCH LANE SEAFORD

TOTAL FLOOR AREA: 61.0 sq.m. (656 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan 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 is given to their operability or efficiency can be given.
Made with Metaplan 12/2012

inbrief...

This two double bedroom flat is located in a popular purpose built block in the heart of Seaford town centre and within convenient walking access to shops, restaurants, tea rooms and pubs. Seaford train station with links to Gatwick/London Victoria and regular buses to Brighton/Eastbourne are all close to hand.

The flat is considered to be well presented and has the benefit of double glazed windows, electric night storage heating, allocated parking, lift and covered balcony with sea views.

The flat is located on the first floor and the entrance hall has a cloaks cupboard, door entry phone.

A particular feature is the dual aspect lounge/dining room. The room has a favoured south aspect and enjoys a lot of natural light. A door gives access to the balcony with distant sea views.

The kitchen/breakfast room is adjacent to the lounge and is fitted with a good range of high gloss wall and base cupboards with ample working surface and breakfast bar. There is appliance space for a cooker, washing machine, dish washer and fridge/freezer and window to side aspect.

Bedroom one has the benefit of a recessed double wardrobe, and window with south aspect and distant sea views. Bedroom two also has the benefit of sea and headland views.

The bathroom is fitted with a modern contemporary suite and comprises a bath with mixer tap and shower, pedestal wash basin, WC and cupboard housing the hot water cylinder.

Outside there is an allocated parking space, bin store and communal storage area in the basement.

OUTGOINGS - Service Charge £897.18 HALF YEARLY Lease 99 years from 1990. SHARE OF FREEHOLD



Council Tax Band - C

Energy Rating - C

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