

1  
BED

# One Bedroom Retirement Flat With Sea Views

38 Hometye House, Claremont Road, Seaford, BN25 2BQ



Price £135,000

Leasehold

**phillipmann**  
we do more

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





## inbrief...

An opportunity to purchase a delightful one bedroom second floor retirement flat located at the front of Hometye House. Hometye House is situated within easy walking of Seaford town and train station with connections to Brighton and London, buses are also within easy reach just a couple of minutes away.

As you enter Hometye House through the main doors to the entrance lobby, you will notice the door entry phone system to your left, access can only be granted by residents or key holders. The residents lounge is to your left along with the laundry room also on the ground floor. There are stairs and lift to the second floor.

The hallway features; a good size storage/airing cupboard with tank and shelving, storage heater, and door entry phone.

The shower room is found on the right hand side of the hallway as you enter the property this includes, a walk in shower, tiles throughout, a sink vanity unit, electric power shower, a safe opening window, extractor fan and a W/C.

Moving through the property you will find a spacious double bedroom with a built in double wardrobe, dresser unit, plenty of double sockets, electric heater and a lovely sea views from the window.

Entering the lounge you are greeted with a lovely view of the Salts park and the sea just behind. This also includes, ample space for a sofa, a dining table, a television point and also doors out onto the balcony.

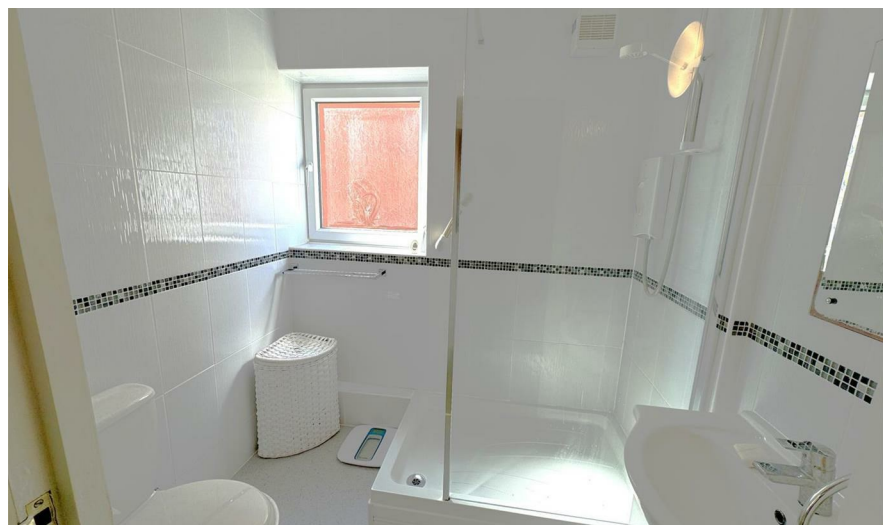
The Kitchen is fitted with base and wall hung units, an eye level oven, space for a under counter fridge and freezer, induction hob, under cabinet lights, plenty of worktop space for cooking or appliances and also an electric extractor fan.

### ROOM MEASUREMENTS IN FT:

LOUNGE: 17.01 x 10.03  
 BEDROOM: 14.1 x 8.06  
 KITCHEN: 7.04 x 5.03  
 BATHROOM: 6.08 x 5.03

YEARS REMAINING ON LEASE: 89 YEARS

SERVICE CHARGE : £1806.15 half yearly  
 GROUND RENT : £249.16 half yearly



Council Tax Band: B

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

