

2
BED

A Stones Throw From The Beach!

15 Rayford Court, St. Johns Road, Seaford, BN25 1JW



Price £225,000

Share of Freehold

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inbrief...

This 2 double bedroom top floor flat is located in a sought after purpose built block in the heart of the town centre and just a 'stones throw' from the beach and Esplanade. The flat has many benefits to include a share of freehold with long lease, gas central heating, double glazed windows, covered allocated parking and is being offered with vacant possession.

On the first floor communal landing there is a useful storage cupboard which also houses the meters. As you enter the flat 15 the hallway has a large walk in storage cupboard and airing cupboard with hot water cylinder.

The lounge has a full height 'tilt n turn' window with open aspect view and door which opens onto a 'Juliette' balcony.

The adjacent kitchen/breakfast room has a good range of wall/base cupboards, complemented by ample working surface with breakfast bar and tiled splash backs. There is an inset sink, ceramic hob and electric oven, appliance space for washing machine and fridge/freezer, a wall mounted 'Worcester' central heating boiler and window to side aspect.

The two double bedrooms have open aspect views from large 'tilt n turn' windows and the bathroom comprises a modern suite with bath, electric shower with glass screen, WC, pedestal wash basin, chrome heated towel rail, tiled walls and extractor fan.

Outside to the rear of the property there is an allocated covered parking space and from the covered parking there is rear access to Rayford Court.

ROOM MEASUREMENTS in FT:

Lounge - 13.07 x 12.09
 Kitchen - 12.07 x 7.06
 Bedroom 1 - 12.02 x 9.07
 Bedroom 2 - 12.02 x 9.08
 Bathroom - 8.07 x 5.05

OUTGOINGS

LEASE - Share of freehold with remainder 999 year lease from 2009.

SERVICE CHARGE - £1,300.00 per year



Council Tax Band: B

Energy Level Rating: C

moreinfo...

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