

1  
BED

Located in Heart of Town  
12, Croft Court, Seaford, BN25 1SB



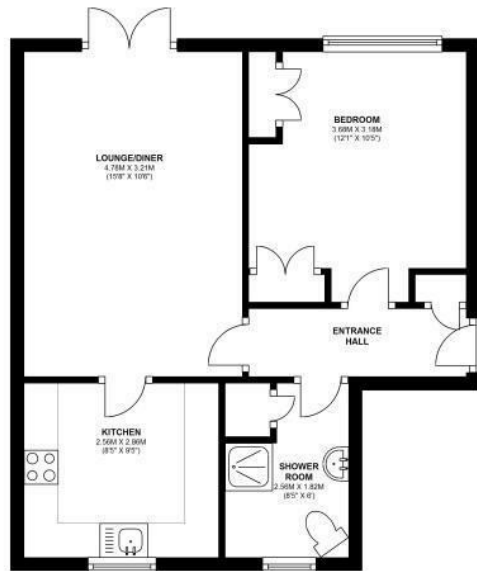
£155,000

Leasehold

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12 CROFT COURT

## inbrief...

This rarely available 1 bedroom retirement flat is located in a sought after development in the heart of Seaford town centre, within an easy walk to Broad Street shopping thoroughfare, train station and a regular bus service to Brighton/Eastbourne.

As you enter the development off Croft Lane there is a large gravel area with residents parking and house managers office who is on call Mon/Wed/Fri am. A pathway leads through attractive well maintained communal gardens to Croft Court. There is a security entry phone system and lift/stairs to all floors.

Flat 12 is located on the first floor and you enter the flat the hall has a useful cloaks cupboard and modern night storage heater (installed 2021).

The good size double bedroom has a good range of fitted wardrobes providing good storage space, electric heater and window with pleasant outlook over the communal gardens.

Located directly opposite the bedroom the shower room has a large glass shower cubicle with electric shower, WC, pedestal wash basin, heated towel rail, tiled walls and airing cupboard housing the immersion heater (installed 2021).

The lounge/dining room has full height sliding glass doors with 'Juliette' balcony having a pleasant outlook over the communal gardens and night storage heater.

Off the lounge there is a good size kitchen with a range of wall and base cupboards with ample working surface having tiled splash backs, inset stainless steel sink, electric hob and oven, space for washing machine, fridge/freezer and window with south aspect providing lots of natural light.

Further benefits of the property include double glazed windows and a 24 hour care alarm system installed.

OUTGOINGS : Service Charge £1050 per 1/4 - Ground Rent £37.50 per 1/4

LEASE : 139 years from 1985.



Energy Rating - C

Council Tax Band - B

moreinfo...



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