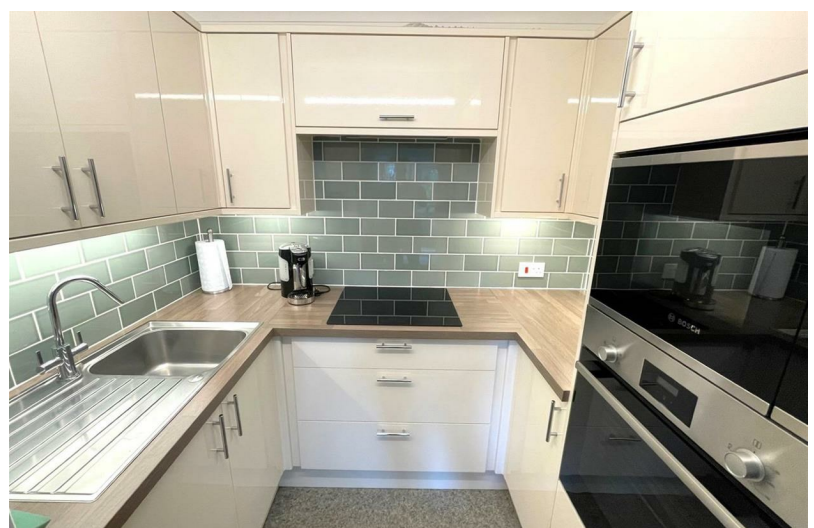


2  
BED

# Exceptional Presentation

Flat 44 Hometye House, Claremont Road, Seaford, BN25 2BQ



Price £185,000

Leasehold

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## inbrief...

Phillip Mann are delighted to bring this rarely available 2 double bedroom retirement flat to the market. Located on the first floor of the popular 'Hometye House' development which is conveniently situated close to Seaford town, train station and regular bus service. The flat is considered to be in excellent decorative order and has the benefit of modern electric night storage heating, modern 'contemporary' shower room/WC, kitchen with integrated appliances and double glazed windows. 'Hometye House' offers many facilities for the residents to include a lounge, laundry room, on site house manager, guest suite and 24 hour care alarm system and lift to all floors. Flat 44 is located on the first floor and the entrance hall has a large walk-in store cupboard, airing cupboard housing the water tank and immersion heater and entry phone. The good size lounge 17'4" x 10'7" has a pleasant outlook over the communal gardens and connecting archway to the kitchen which is fitted with a range of high gloss wall and base cupboards, complemented by working surface with tiled splash backs. There is an inset stainless steel sink, 'Bosch' ceramic hob with extractor, oven/microwave and fridge. The main bedroom 11'2" x 11' has two double wardrobes and window with view towards the communal gardens. The adjacent shower room 9' x 6' is fully tiled and comprises a double glass shower cubicle with mobility access, WC, wash basin in vanity unit, heated towel rail and extractor fan. Bedroom two 14'1" x 8'7" is also a good size double and has a fitted double wardrobe and window with garden views. The flat is offered with vacant possession and viewings can be booked via the sellers sole agents Phillip Mann. OUTGOINGS - LEASE 89 years remaining SERVICE CHARGE £4780.56 pa GR £553.68 pa



Council Tax Band - C

Energy Rating - B

moreinfo...

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