

3
BED

Ground Floor With Garden

39b, Sutton Road, Seaford, BN25 1SG



£259,950

Leasehold

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Ground Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



Total area: approx. 69.1 sq. metres (743.8 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

inbrief...

This well presented flat is located on the ground floor of a low rise purpose built block in the heart of the town centre, within an easy level walk of Broad Street shopping thoroughfare, train station, regular buses to Brighton/Eastbourne and Seaford beach.

The many benefits of the property are gas central heating with modern 'Worcester' boiler, double glazed windows, front terraced garden and the use of a rear patio.

As you enter the building there is a communal hall and door to flat 39b. The spacious hallway has an entry phone and store cupboard.

The lounge has a feature 'Adams' style fire place with gas point, which makes a nice focal point and south facing bay window.

The kitchen is at the rear of the flat with a pleasant outlook over the rear garden and door with access to a courtyard area and store cupboard. The kitchen has a good range of wall/base cupboards with ample working surface. There is an inset sink unit, 'Bosch' gas hob and 'Stoves' electric double oven, space for washing machine, integrated fridge and cupboard housing the central heating boiler.

Bedroom one has a good range of fitted wardrobes and south aspect window. Bedroom two has dual aspect windows with an outlook over the rear garden and fitted wardrobe, whilst bedroom three is currently used as a dining room and has an outlook over the rear garden.

The modern bathroom is fitted with a bath and mains shower with glass screen, wash basin in vanity unit, heated towel rail, tiled walls and airing cupboard. There is also a separate WC across the hall.

Outside the flat has the benefit of a patio area with raised well stocked flower borders, there is side access and a tap.

OUTGOINGS: Service Charge - £2286 pa Ground Rent - £50 pa Lease - 143 years from 2024



Energy Rating - D

Council Tax Band - B

moreinfo...

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