

1  
BED

# A First Floor Flat with Sea Views

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



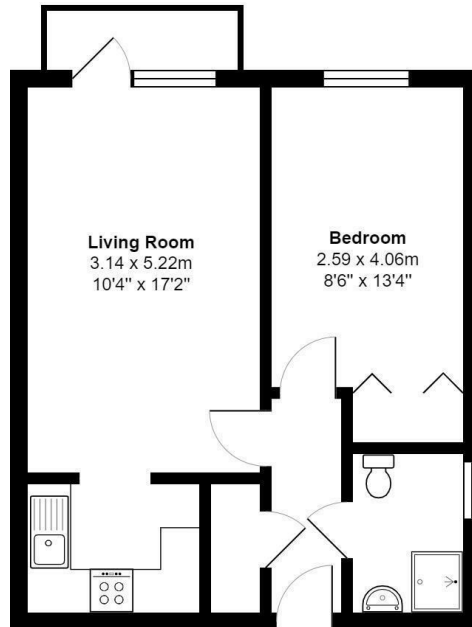
Price £85,000

Leasehold

**phillipmann**  
we do more

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





**First Floor**

Total Area: 41.9 m<sup>2</sup> ... 451 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**inbrief...**

Phillip Mann estate agents are pleased to offer for sale good size 1 bedroom retirement apartment. Situated close to Seaford town and boasting SEA VIEWS this modern apartment must be viewed to appreciate all it has to offer. Hometye House offers owners use of the residents lounge, laundry facilities and well maintained communal gardens as well and an on site house manager Monday-Friday.

The property is accessed via a communal entrance with a lift and stairs to all floors. Flat number 23 is located on the first floor and has a private entrance door. The hallway has a door entry phone and careline system, an electric heater, an airing/storage cupboard housing the hot and cold water tanks and consumer unit.

The living room is a good size room with an electric heater, a T.V point and windows and door to the front with access onto the private enclosed balcony with sea views.

The kitchen has been fitted with a range of wall and base units comprising a sink and drainer unit set into the working surface with cupboard below, a built in electric cooker and four ring electric hob with a filtered hood above, there is undercounter space for a fridge and further cupboards.

The bedroom has an electric hearted, built in wardrobes with hanging rails and shelving and a window to the front. The shower room has been fitted with an enclosed shower cubicle, close coupled w/c, pedestal wash hand basin set into a vanity unit, an extractor fan and a window to the side.

Outgoings:

Service Charge - £1,279.64 Per Half Year

Ground Rent - £221.47 Per 6 Months



Council Tax Band: B

Energy 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)

