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BED

Investment Opportunity!  
Flat 1 8 Pelham Place, Pelham Road, Seaford, BN25 1EN



Offers Over £140,000

Leasehold

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## inbrief...

Phillipmann Estate Agents are delighted to offer for sale this part of a Victorian terraced house, this two-bedroom basement flat is incredibly conveniently located in the centre of Seaford.

The waterfront, bus routes, train station, and retail stores are all conveniently located within walking distance. The apartment offers a patio garden, gas central heating, double glazing, and an en suite bathroom in addition to two bedrooms, a sitting area, kitchen and cloakroom.

To fully appreciate the accommodations offered, an internal examination is recommended. Lower yourself from street level to a shingled section that has a door and meter cupboards at: ENTRANCE PORCH Individual door to the entrance hall Entry phone receiver and electric consumer unit. radiator. SLEEPING ROOM One front-facing double-glazed uPVC bay window. radiator.

Access to the ensuite bathroom The white suite includes a shower attachment and a panelled bath with a mixer tap. wash basin installed on the wall. Low-rise toilet. radiator. Extractor fan. walls with some tiles. uPVC double-glazed window to the rear in the kitchen. equipped with a variety of base, wall, and drawer units that match. Worktop with a washbasin unit embedded in it. Room for a fridge, freezer, and washing machine. wall-mounted gas boiler that is hidden. Oven hood. splash back made of tiles.

Access to:-

Two bedroom with a rear-facing uPVC double-glazed window. radiator. REAR GARDEN PATIO only to be used in this flat. positioned on concrete, with a ramped rear entry that crosses across neighbouring land.

Expenses: Ground Rent: £260 year. Maintenance: £757 every six months

Leasehold - 115 years remaining



Council Tax Band: A

Energy Rating Level: C

moreinfo...

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