

1
BED

Second Floor Flat in Town Centre Location

Flat 4, 8, Pelham Place, Seaford, BN25 1EN

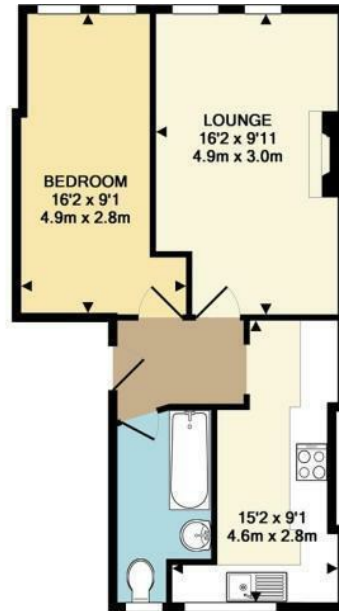


£155,000

Leasehold

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TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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inbrief...

Phillip Mann Estate Agents are pleased to offer for sale a well presented second floor flat with shared roof terrace and views, ideally situated close to Seaford town centre, seafront, train station and bus service to Brighton and Eastbourne.

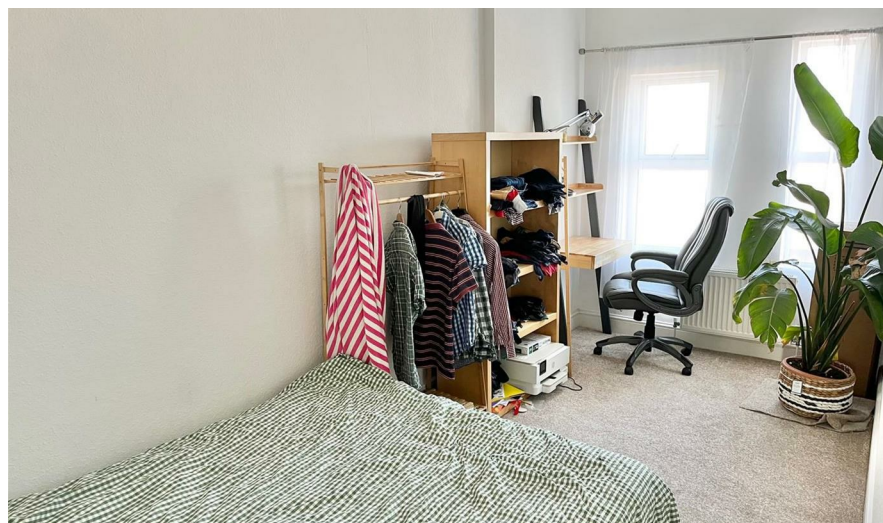
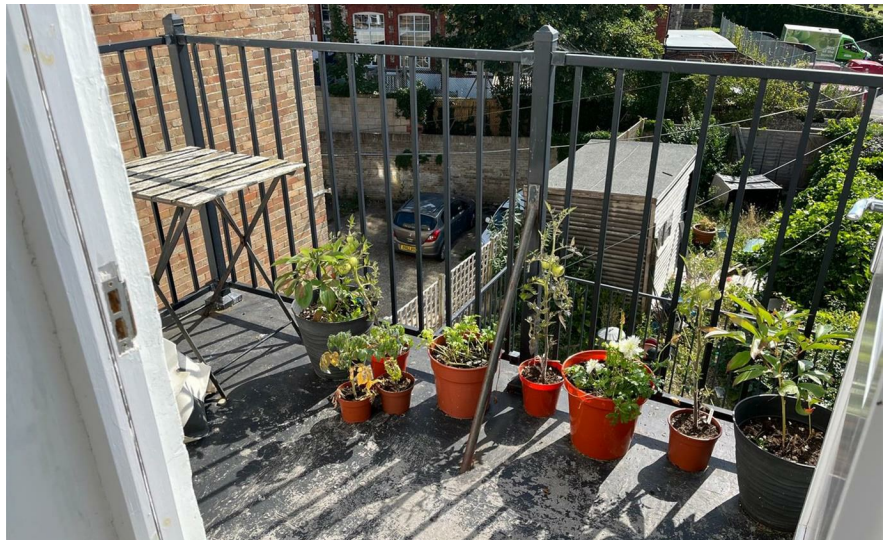
The entrance to the property is via a communal door with stairs to the second floor and private door to the apartment. The entrance hall gives access to all rooms. The lounge has a stone effect fireplace and hearth with surround and is light and airy with double glazed windows to front. The kitchen is fitted with a sink set into working surface with cupboards and drawers below, plumbing and space for washing machine, inset four ring electric hob with electric oven below and filter hood above, wall units, larder cupboard, space for fridge/freezer, wall mounted boiler, part tiled walls, window to rear with views towards Seaford Head and church tower.

The bedroom has a window to front and the bathroom is fitted with a white suite comprising panel bath with shower attachment, close coupled w/c, pedestal basin, part tiled walls and frosted window to rear.

The roof terrace is shared with one other flat and has a seating area, balustrade and pleasant outlook with views towards Seaford Head and nearby church.

Lease - 125 Years from 2023
Service Charge - TBC

This property must be viewed to be appreciated and viewings can be arranged via Phillipmann Seaford Office on 01323 898666.



EPC - C

Council Tax - A

moreinfo...



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www.phillipmann.com