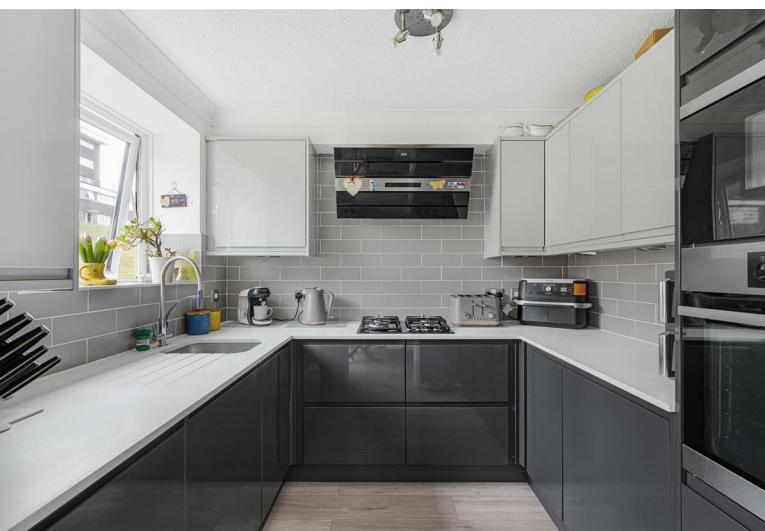


2
BED

Ground Floor Flat in Great Condition!

Flat 2, Offham Court, Surrey Road, Seaford, BN25 2PA



Price £179,950

Leasehold

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Flat 2, Offham Court, BN25 2PA
 Approximate Gross Internal Floor Area = 68.10 sq m / 733 sq ft
 Garage Area = 13.39 sq m / 144 sq ft
 Total Area = 81.49 sq m / 877 sq ft

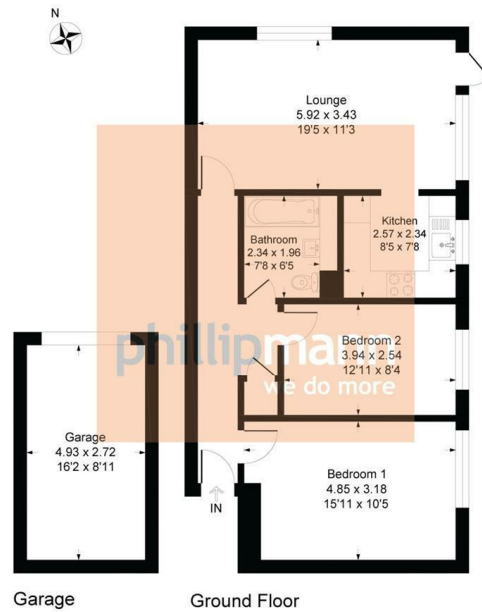


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillipmann Estate Agents are delighted to offer for sale this spacious two bedroom ground floor flat situated in a popular location on Surrey Road, close to local shops, bus routes and the beach.

The property benefits from a garage in a block, gas central heating, double glazing and it has been tastefully modernised throughout.

Approaching the property, you will walk through the communal entrance, the flat is located at the rear on the ground floor. Entering the flat bedroom one is on your right which is a lovely spacious room which has space for multiple chest of drawers, wardrobes bedside tables and much more!

Just before bedroom two the airing cupboard is very useful and spacious, following through into the room which is again a large double bedroom with ample furniture space and makes a great spare guest room or a study.

The bathroom has been refitted recently which is tiled throughout and includes, sink vanity unit, wall hung mirror storage cupboard, bath with side attached taps, up and over shower, low level W/C and an extractor fan.

Entering the lounge which has been fitted with modern grey wood flooring, you can find space for a regular dining table, multiple sofas and is tastefully decorated by the current owners.

The Kitchen has been modernised and includes multiple base and wall hung units, integrated fridge-freezer, tiled splashbacks, gas hob, eye-level electric oven, built-in microwave, extractor fan, inset sink and plenty of worktop space.

The garage located in the block is very convenient for storage and other needs.

Lease: 99 years from 5th December 1986
 Service charge for the period 1st April 2025 - 31st March 2026: £1,805.50
 Ground Rent for the period 1st April 2025 - 31st March 2026: £57.50



Council Tax Band: B

Energy Rating Level: C

moreinfo...



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To see more details on this & all our homes go to
www.phillipmann.com