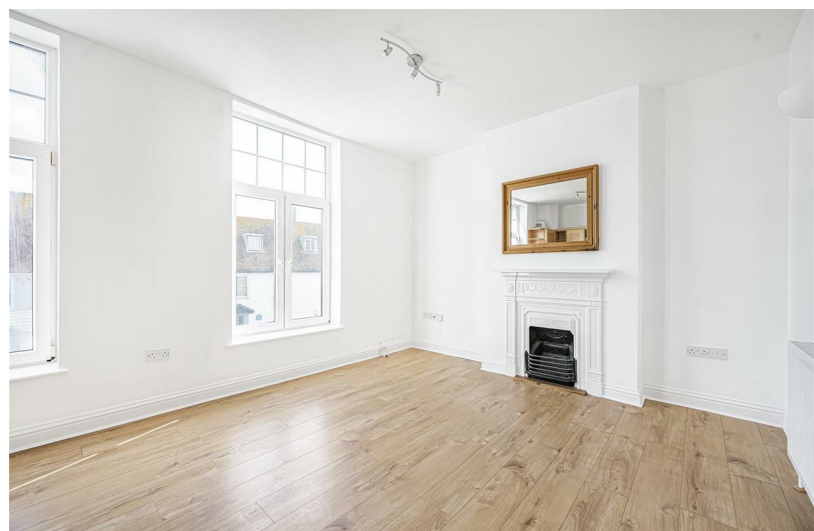


2
BED

Long Lease, Very Spacious!
Flat 2, 22, Pelham Road, Seaford, BN25 1ES



Price £215,000

Leasehold - Share of Freehold

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22 Pelham Road, BN25 1ES
Approximate Gross Internal Floor Area = 55.36 sq m / 596 sq ft



First Floor

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

inbrief...

An opportunity to purchase a well presented 2 bedroom first floor flat conveniently situated in the town centre, close to shops, seafront, station and bus services. Features include a spacious Kitchen / Living room, gas fired central heating, upvc double glazing. The property benefits from a long lease. VACANT POSSESSION and a parking space to the rear.

COMMUNAL ENTRANCE - Door entry phone, Communal porch, communal hallway with private entrance door.

Entering the flat on your left you will find the large kitchen living room with tall ceilings, large windows which makes the room incredibly bright. The Kitchen benefits from multiple base and wall hung units, washing machine, tiled splashbacks, four-ring gas hob, stainless steel corner sink drainer, integrated fridge-freezer and stainless steel extractor cooker hood.

Back through the hall, bedroom one is on your left which is a spacious double bedroom with ample space for furniture and includes original fireplace features and a window to the rear of the property.

The main family bathroom is located next along the hall and is part tiled benefiting from a standalone wash-hand basin, low-level W/C, bath with up and over plumbed in shower, heated towel rail and extractor fan.

Finally, the second bedroom is the last at the end of the hall located at the rear of the property, the room is a double bedroom with space for a wardrobe, chest of drawers and a bedside table.

Parking can be found at the rear of the property which is incredibly helpful as we are in the centre of Seaford Town and the flat is being sold with no-ongoing chain.

OUTGOINGS & LEASE INFORMATION:
Service Charge: ADHOC - based on 28.5%
Ground Rent: £0 Peppercorn
LEASE 999 YEARS FROM OCTOBER 2024



Council Tax Band: A

Energy Rating Level: C

moreinfo...



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