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BED

# Ground Floor Purpose Built Flat

15 St. Crispians Court, Claremont Road, Seaford, BN25 2DZ



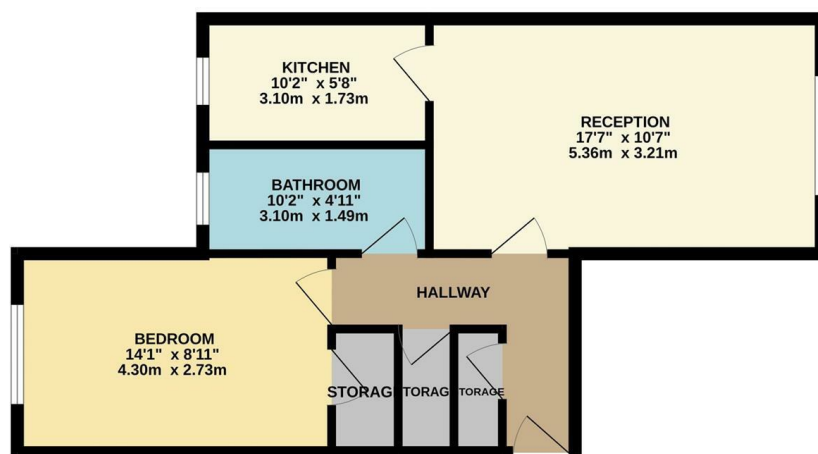
Offers In Excess Of £140,000

Leasehold

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GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 delighted to offer for sale this purpose built, 1 bedroom, ground floor flat. Situated in a popular area of Seaford, close to the train station, buses and shops. The flat benefits from electric heating, double glazing and a private allocated parking space.

The entrance is via a communal entrance with a door entry phone and private door to flat no15. The entrance has an electric heater, a door entry phone, cloaks cupboard and airing cupboard.

The living room has an electric night storage heater, a T.V point and a large window to the front.

The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer with cupboards below, there is a built in electric oven and hob above with a filtered hood over, plumbing and space for a washing machine and space for an upright fridge freezer, tiled splashbacks and a window to the rear.

The bedroom is a good size double room with built in wardrobes with hanging rails and shelving, there is an electric heater and a window overlooking the front.

The bathroom has been fitted with a coloured suite comprising a panel bath with mixer taps, a close coupled w/c and wash hand basin, tiled walls and a window to the rear.

Outside there are communal gardens and private residents allocated parking.

Outgoings:

Lease: 86 years remaining

Service Charge: £1045.39 per 6 months

Ground Rent: £68 per annum



Council Tax Band: B

Energy Rating: C

moreinfo...



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