



25 LITLINGTON COURT SURREY ROAD, SEAFORD, BN25 2NZ

£220,000

A light and spacious apartment forming part of this purpose built block having a floor span in excess of 800 square feet.

The block is situated approximately three quarters of a mile from Seaford town centre, railway station and bus routes between Brighton and Eastbourne. Seaford beach and Promenade are also within easy reach.

Accommodation comprises; spacious lounge/diner, with access to a rear balcony. Triple size main bedroom and a good size second bedroom, with both having the benefit of fitted wardrobes. There is also a kitchen and bathroom.

The apartment, which does require some modernisation, benefits from having uPVC double glazed windows and external doors. and timer controlled electric heaters in most rooms.

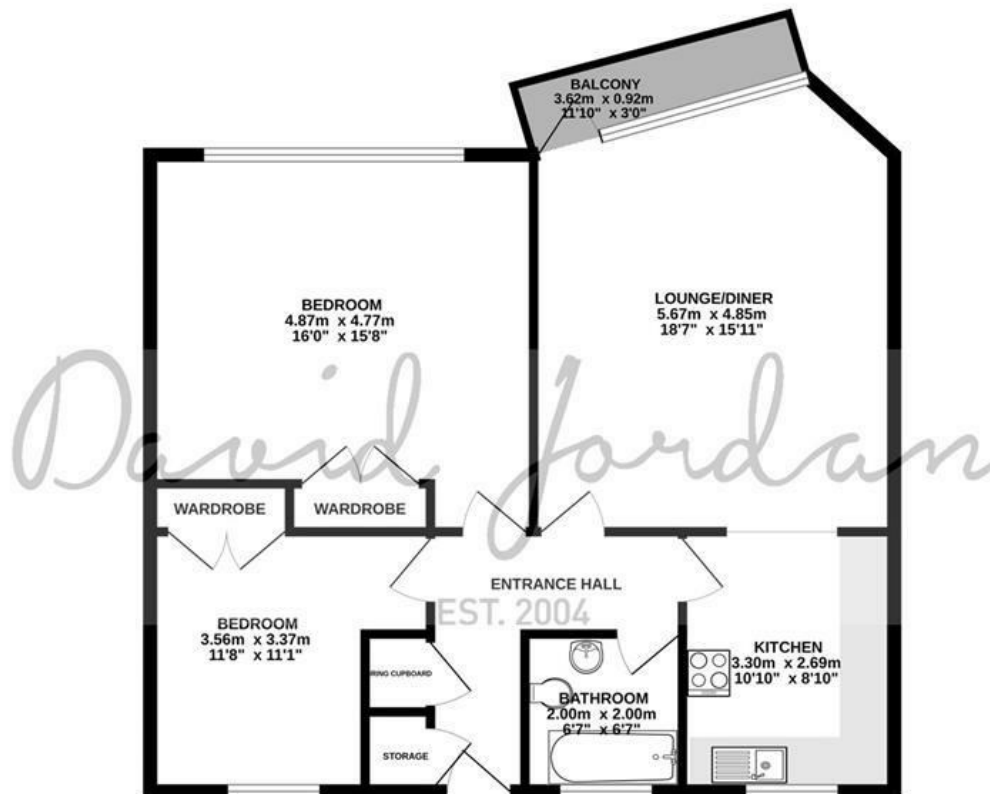
The balcony enjoys views over the communal gardens and toward the sea. There is also an allocated parking bay included within the sale of the apartment.

143 years remaining on the lease.
Service Charge: £1637 per annum.
Ground Rent: Peppercorn

- TWO DOUBLE BEDROOMS
- TOP FLOOR FLAT REQUIRING SOME MODERNISATION
- BALCONY WITH SEA VIEWS
- LARGE LOUNGE/DINER
- LOCAL SHOP AND BUS ROUTES WITHIN HALF A MILE RADIUS
- ALLOCATED PARKING SPACE
- SEAFORD SEAFRONT IN CLOSE PROXIMITY
- 143 YEARS REMAINING ON THE LEASE
- SOLD WITH NO ONWARD CHAIN



GROUND FLOOR
78.7 sq.m. (847 sq.ft.) approx.

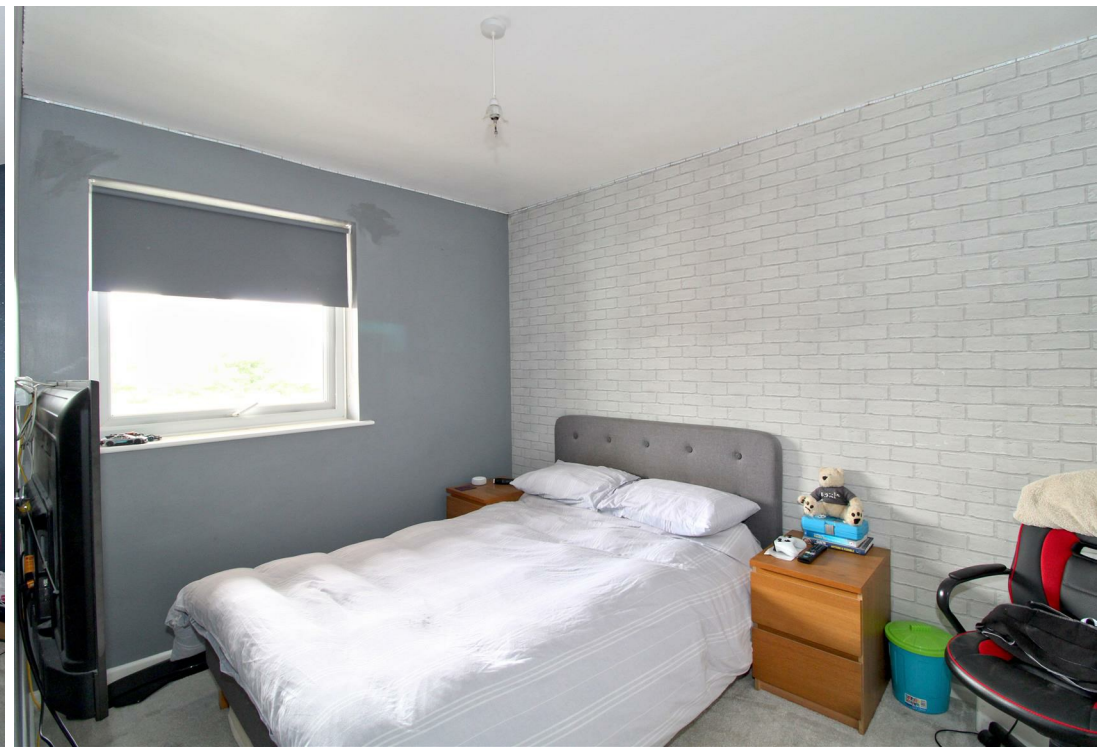


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TOTAL FLOOR AREA : 78.7 sq.m. (847 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004