



16 CORSICA HALL COLLEGE ROAD, SEAFORD, EAST SUSSEX, BN25 1JX

£395,000

A spacious two bedroom first floor apartment situated at the front of the building within the historic Grade Two listed Corsica Hall. The property is conveniently located close to the promenade, beach, Martello Tower and Seaford Head.

The accommodation comprises entrance hall, open plan lounge and kitchen/dining area, two double bedrooms one with an en-suite shower room and dressing area, and bathroom. From the lounge and the main bedroom, far reaching sea and promenade views can be enjoyed.

Seaford town and railway station, shopping centre, restaurants and bus routes are within half a mile.

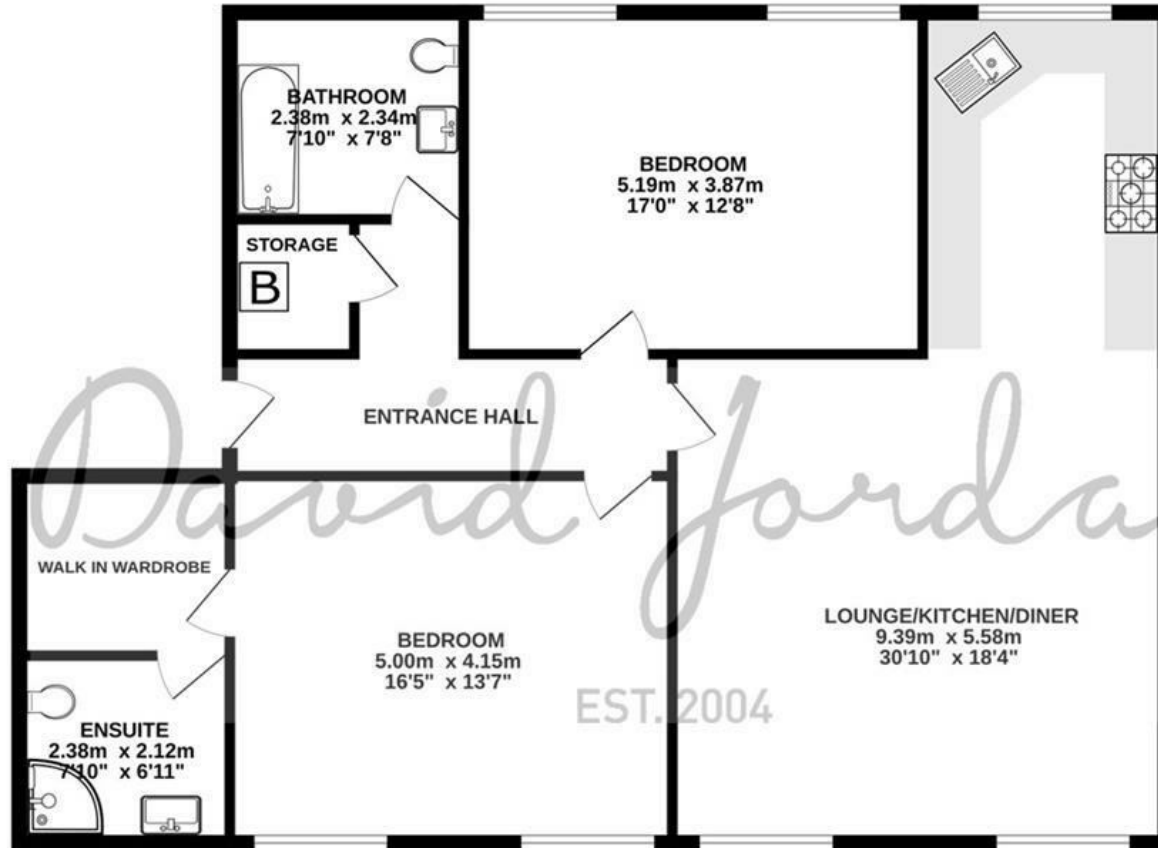
The property has the benefit of gas central heating, secondary glazing, an allocated parking space and being sold with no onward chain.

An internal inspection is advised to appreciate the wealth of accommodation on offer.

- TWO LARGE DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- EXPANSIVE SEA VIEWS
- EN-SUITE AND DRESSING AREA TO MAIN BEDROOM
- LARGE OPEN-PLAN LIVING KITCHEN DINING ROOM
- MODERN FAMILY BATHROOM
- COMMUNAL GROUNDS
- GRADE TWO LISTED BUILDING
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING



GROUND FLOOR
109.3 sq.m. (1176 sq.ft.) approx.



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TOTAL FLOOR AREA: 109.3 sq.m. (1176 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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