



FLAT 5, BELGRAVE PLACE, WILMINGTON ROAD, SEAFORD, EAST SUSSEX, BN25 2LB

£300,000

Guide Price: £300,000-£315,000. An opportunity to acquire a two bedroom, ground floor, garden apartment in this attractive and well maintained building, situated on the west side of Seaford, about half a mile from the town centre and railway station. Local shops and bus routes are within easy reach.

The property was constructed in 2007 to a high standard, with well kept communal areas to all floors. The upper floors can be accessed by elevator or staircase.

The apartment, which is located to the front of the property, offers a modern kitchen which has the benefit of integrated appliances, lounge/dining with doors to private garden. Two bedrooms with the main bedroom having an en-suite shower room, and cloakroom which was a former shower room. There is also a good sized entrance hall and storage cupboard.

Outside there is a private garden, communal gardens and an allocated parking space. The property further benefits from gas fired central heating and uPVC double glazing.

Viewing of this apartment is highly recommended to appreciate the modern and bright living arrangement.

The property benefits from being sold with vacant possession and no onward chain.

- TWO BEDROOM GROUND FLOOR APARTMENT
- PRIVATE GARDEN WITH GATE TO THE FRONT
- ALLOCATED PARKING SPACE
- EN SUITE SHOWER ROOM AND CLOAKROOM WHICH WAS FORMALLY A SHOWER ROOM
- LOUNGE/DINING ROOM WITH DOOR TO GARDEN
- VACANT POSSESSION AND NO ONWARD CHAIN
- CONSTRUCTED IN 2007
- DOUBLE GLAZED
- GAS CENTRAL HEATING





#### COMMUNAL ENTRANCE VESTIBULE

with security entry system and individual post boxes. Inner doors to:-  
COMMUNAL HALLWAY  
Electric meters. Staircase and lift to upper floors.

#### Ground floor

Entrance door to APARTMENT 5

#### ENTRANCE HALL

Video entryphone system. Radiator. Storage cupboard housing Worcester-Bosch combination boiler and electric consumer unit.

#### LOUNGE/DINING ROOM

Double glazed windows overlooking the front entrance and private garden. Patio door to garden. Two radiators.

#### KITCHEN

Range of wall and base units. Work surface with one and a half bowl sink and drainer. Four ring ceramic hob with cooker hood above and electric oven beneath. Integrated fridge, freezer and washing machine. Window overlooking garden. Tiled floor.

#### BEDROOM ONE

Double glazed window to front. Fitted wardrobe. Door to:  
EN-SUITE

Wall mounted wash basin with mirror and shaver point above. Close coupled wc. Shower enclosure. Tiled walls and floor. Ladder style towel rail. Extractor fan.

#### BEDROOM TWO

Double glazed window to front. Radiator.

#### CLOAKROOM (former shower room)

Wall mounted wash basin with shaver point above. Close coupled wc. Ladder style towel rail. Tiled walls and floor. Cupboard which was formally the shower. Extractor fan. Ladder style towel rail.

#### Outside

#### GARDEN

Situated to the side of the building and being mainly laid to lawn with paved patio. Shrub and tree border. Fence enclosed with gated access to front.

#### COMMUNAL

Communal grounds to the front of the building, approached via pillared entry. Refuse area.

#### PARKING

To the front of the block is the allocated parking space for apartment 5.

#### Outgoings

Lease: 125 years from 24th March 2007 with 109 years remaining

Ground rent: 150 per year

Maintenance: £2,028 per year



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004