



27 HOMESHORE HOUSE SUTTON ROAD, SEAFORD, EAST SUSSEX,

BN25 4QQ

£125,000

27 Homeshore House, Seaford, has been updated in 2021, 2022 with a new kitchenette, shower room, heating system, electrical wiring, carpeting, and interior decoration. This first floor apartment is in a quiet, peaceful position and designed for easy manageable living.

An entrance hallway leads to a combined living and dining area, that offers a bright and open space with expansive views of the garden and sea with chances of catching a glimpse of the Newhaven to Dieppe ferry. The modern kitchenette has easy-to-clean wall panels and push-to-open doors and drawers. There is a double bedroom with built-in sliding mirrored wardrobe and contemporary shower room.

Homeshore House is a much sought-after complex located approximately half a mile from the centre of Seaford, with convenient access to local amenities including independent shops, cafes and restaurants, leisure centre, railway station and bus links to Brighton and Eastbourne. Nearby are local GP surgeries and dentists.

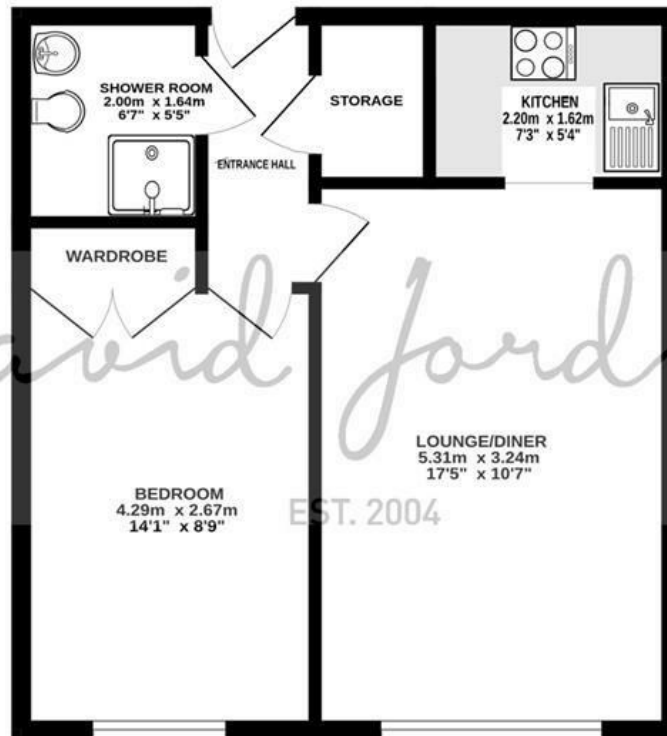
Locally, there are numerous walks including the areas of Outstanding Natural Beauty at Seven Sisters, Birling Gap, Friston Forest as well as the South Downs National Park. Seaford esplanade with its Martello Tower and beachside cafes are within a mile.

Facilities include a large lounge which can be used for social events, kitchenette, laundry, a chargeable guest suite, lift, parking, a development manager, and careline alarm system.

- BRIGHT, SOUTHERLY ASPECT FIRST FLOOR APARTMENT WITH DOUBLE BEDROOM
- RECENTLY REFURBISHED, WITH KITCHENETTE, SHOWER ROOM, HEATING, ELECTRICS, LIGHTING AND CARPETS IN 2021 AND 2022
- OVERLOOKING THE LARGE REAR GARDEN AND VIEWS TO SEAFORD HEAD AND THE SEA
- GARDENS WITH MANY VARIED MATURE SHRUBS AND TREES WITH LARGE PATIO SEATING AREA
- SITTING/DINING ROOM
- MODERN KITCHENETTE
- UPGRADED SHOWER ROOM
- BUS SERVICES BETWEEN BRIGHTON AND EASTBOURNE
- COMMUNAL FACILITIES:- RESIDENTS' LOUNGE, OFF ROAD RESIDENTS PARKING, LAUNDRY ROOM, GUEST SUITE, DELIGHTFUL GARDENS, CAR PARK



GROUND FLOOR  
40.9 sq.m. (441 sq.ft.) approx.



HOMESHORE HOUSE SUTTON ROAD SEAFORD

TOTAL FLOOR AREA: 40.9 sq.m. (441 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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: B

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



## 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