



45 HOMESHORE HOUSE SUTTON ROAD, SEAFORD, BN25 4QQ

£115,000

This upgraded and nicely presented apartment is situated on the second floor and comprises an entrance hall, kitchenette, a comfortable sitting/dining room, a spacious double bedroom, and a modern shower room.

Residents enjoy access to excellent communal facilities including a large lounge with scenic views of the beautiful southern gardens, a laundry room, a guest suite (subject to charges), a passenger lift, off-road parking, a house manager, and a 24-hour care-line system.

Homesore House is a sought-after development conveniently positioned within easy walking distance of Seaford town centre and in close proximity to local amenities such as shops, a leisure centre, and bus services connecting Brighton and Eastbourne.

Offered for sale with immediate vacant possession and no onward chain, this property presents a fantastic opportunity.

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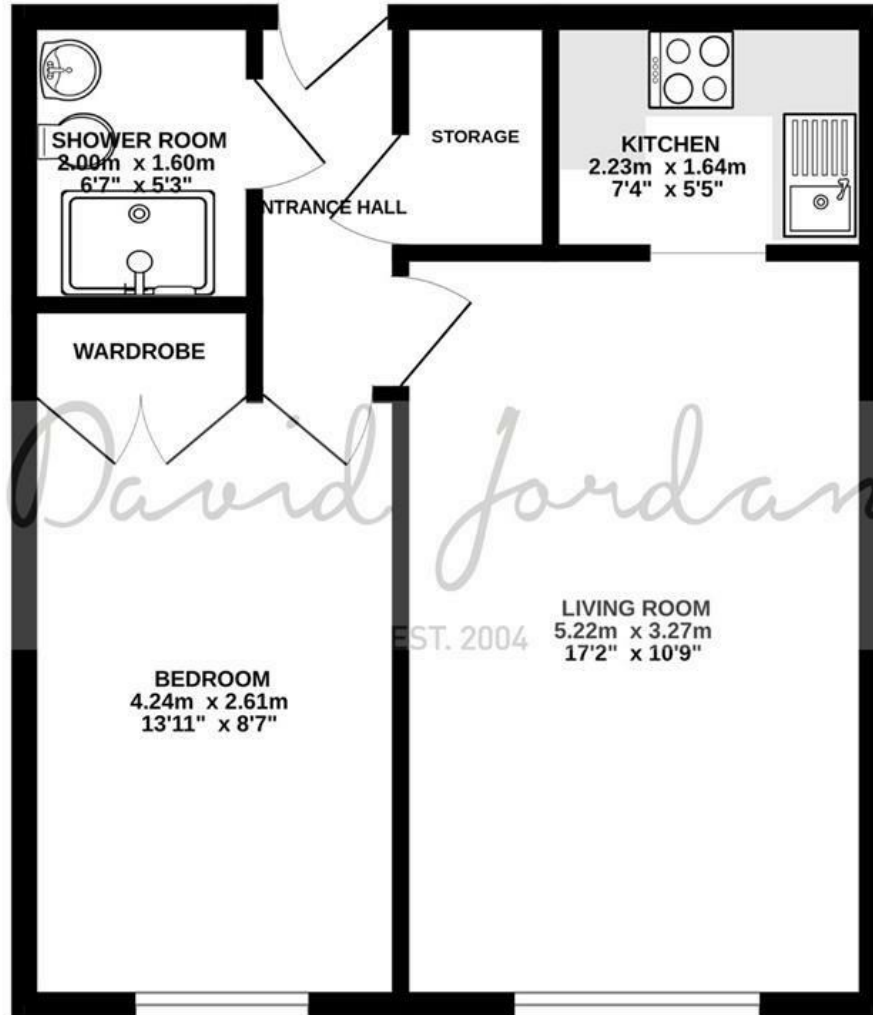
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Lease: 99 years from 1st August 1984. Ground rent: To be confirmed. Service charge: To be confirmed

- SECOND FLOOR RETIREMENT FLAT
- WELL PRESENTED
- KITCHENETTE
- MODERN SHOWER ROOM
- SITTING/DINING ROOM
- MODERN HAVERLAND ELECTRIC RADIATORS
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- UPVC DOUBLE GLAZING
- VACANT POSSESSION AND NO ONWARD CHAIN
- COMMUNAL FACILITIES:- RESIDENTS' LOUNGE, LAUNDRY ROOM, GUEST SUITE, DELIGHTFUL GARDENS, CAR PARK



GROUND FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



45 HOMESHORE HOUSE SUTTON ROAD SEAFORD

TOTAL FLOOR AREA : 40.4 sq.m. (435 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: A

## 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