



FLAT 3, 13 SUTTON AVENUE, SEAFORD, EAST SUSSEX, BN25 4AX

£92,000

An opportunity to acquire a 40% share of this two-bedroom first-floor apartment, converted in 1912. The property is located approximately half a mile from Seaford town centre, the railway station, and the seafront.

The accommodation comprises two bedrooms, an open plan kitchen/sitting room, and a modern bathroom.

An internal inspection is advised to appreciate the space on offer.

The monthly rental charge for the share owned by The Guinness partnership is £294.30 and the monthly service charge is £86.23. The lease is for 125 years from 1st April 2012.

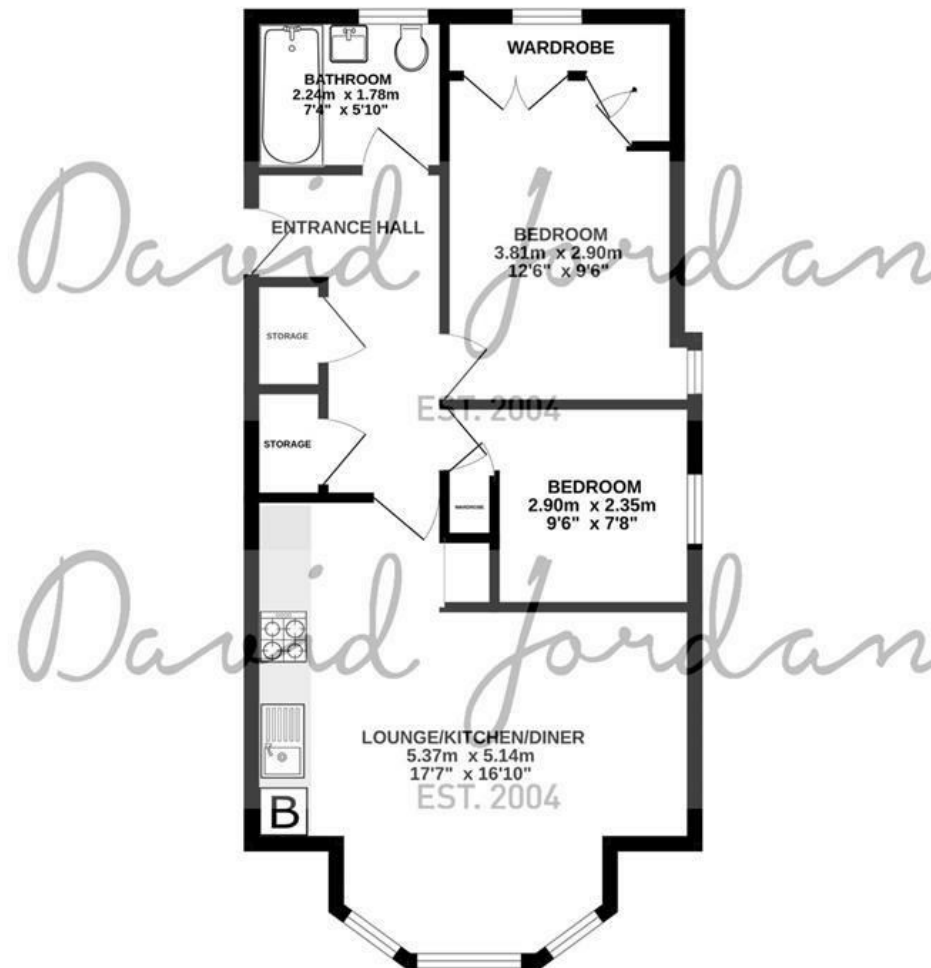
As required by the Guinness Partnership to qualify for a shared ownership property the buyers must:

- Be at least 18 years old
- Have an cumulative annual household income of less than £80,000
- Be first time buyers or if they do already own a home, they must be in the process of selling it
- Be able to demonstrate that they have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home
- Satisfy the affordability assessment carried out by an approved Mortgage Broker, using no more than 45% of their net monthly income (minus commitments) on their housing costs.

- SELLING 40% SHARE WITH THE REMAINDER OWNED BY THE GUINNESS PARTNERSHIP
- TWO BEDROOM FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN AND SITTING ROOM
- MODERN BATHROOM
- 125 YEARS FROM 1 APRIL 2012
- LOCATED APPROXIMATELY HALF A MILE OF SEAFORD TOWN CENTRE, RAILWAY STATION AND SEAFRONT
- APPROXIMATELY A THIRD OF A MILE FROM SEAFORD HEAD SECONDARY SCHOOL AND MICKLEFIELD NURSEY
- GAS FIRED CENTRAL HEATING
- THE MONTHLY RENTAL CHARGE FOR THE SHARE OWNED BY THE GUINNESS PARTNERSHIP IS £294.30 AND THE MONTHLY SERVICE CHARGE IS £86.23. THE LEASE IS FOR 125 YEARS FROM 1ST APRIL 2012.
- THE ASKING PRICE OF £92,000 IS 40% OF THE TOTAL VALUE BEING £230,000



GROUND FLOOR
52.3 sq.m. (562 sq.ft.) approx.



FLAT 313 SUTTON AVENUE SEAFORD

TOTAL FLOOR AREA : 52.3 sq.m. (562 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: B

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