



1 BELGRAVE PLACE WILMINGTON ROAD, SEAFORD, EAST SUSSEX, BN25 2LB

£198,000

An opportunity to acquire a ground floor 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 open plan kitchen which has the benefit of integrated appliances and the living room has french doors opening and leading to the front.

The bedroom has the advantage of a built-in double wardrobe and attractive en-suite bathroom.

Outside there are communal gardens and an allocated parking space. The property further benefits from electric central heating and uPVC double glazing.

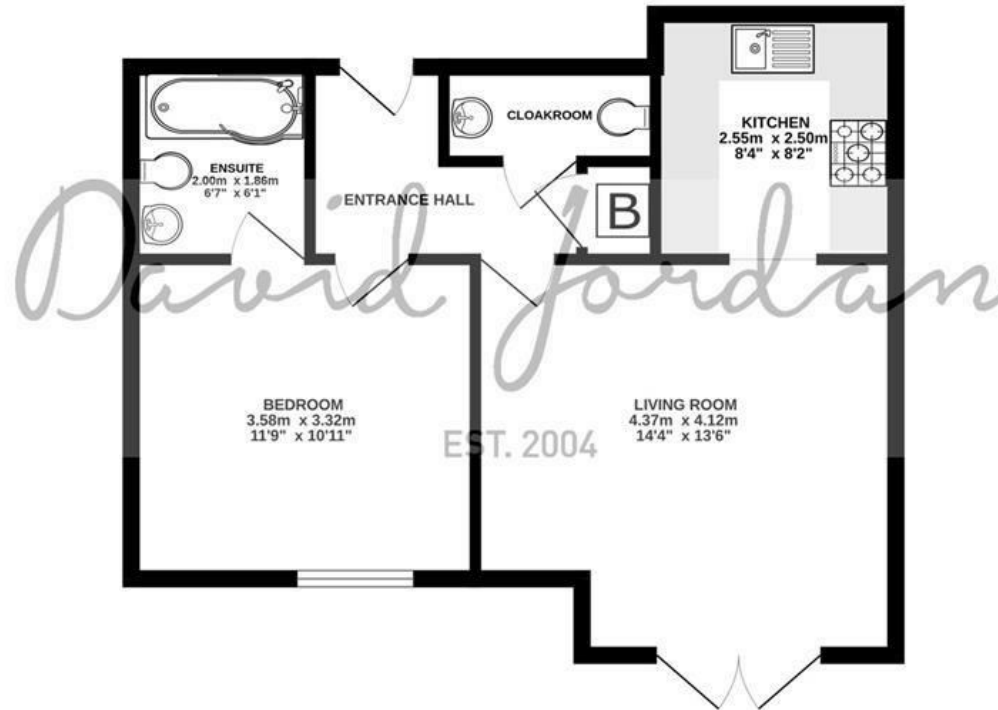
Viewing of this apartment is highly recommended to appreciate the modern and bright living arrangement.

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

- VACANT POSSESSION AND NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- DOUBLE BEDROOM WITH EN SUITE BATHROOM
- SITTING/DINING ROOM WITH PATIO DOOR TO FRONT
- ALLOCATED PARKING SPACE
- DOUBLE GLAZING AND ELECTRIC HEATING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SITUATED ON THE WEST SIDE OF SEAFORD, ABOUT HALF A MILE FROM THE TOWN CENTRE AND RAILWAY STATION
- LEASE: 125 FROM 24 MARCH 2007.



GROUND FLOOR
46.3 sq.m. (498 sq.ft.) approx.



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TOTAL FLOOR AREA: 46.3 sq.m. (498 sq.ft.) approx.

While 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