



9 MARINE COURT, SEAFORD, EAST SUSSEX, BN25 2PX

£280,000

Two bedroom second floor apartment forming part of this purpose built block. Ideally situated, being set back from the Promenade and enjoying miles of sea and coastline views.

Located close to the Salts recreational grounds and approximately half a mile from Seaford Town Centre and railway station operating routes to Brighton and London Victoria.

The property consist of sitting/dining room, kitchen, wet room, separate wc and two double bedrooms.

Further benefits include communal entrance and lift to all floors. Double glazed windows, gas fired central heating and garage.

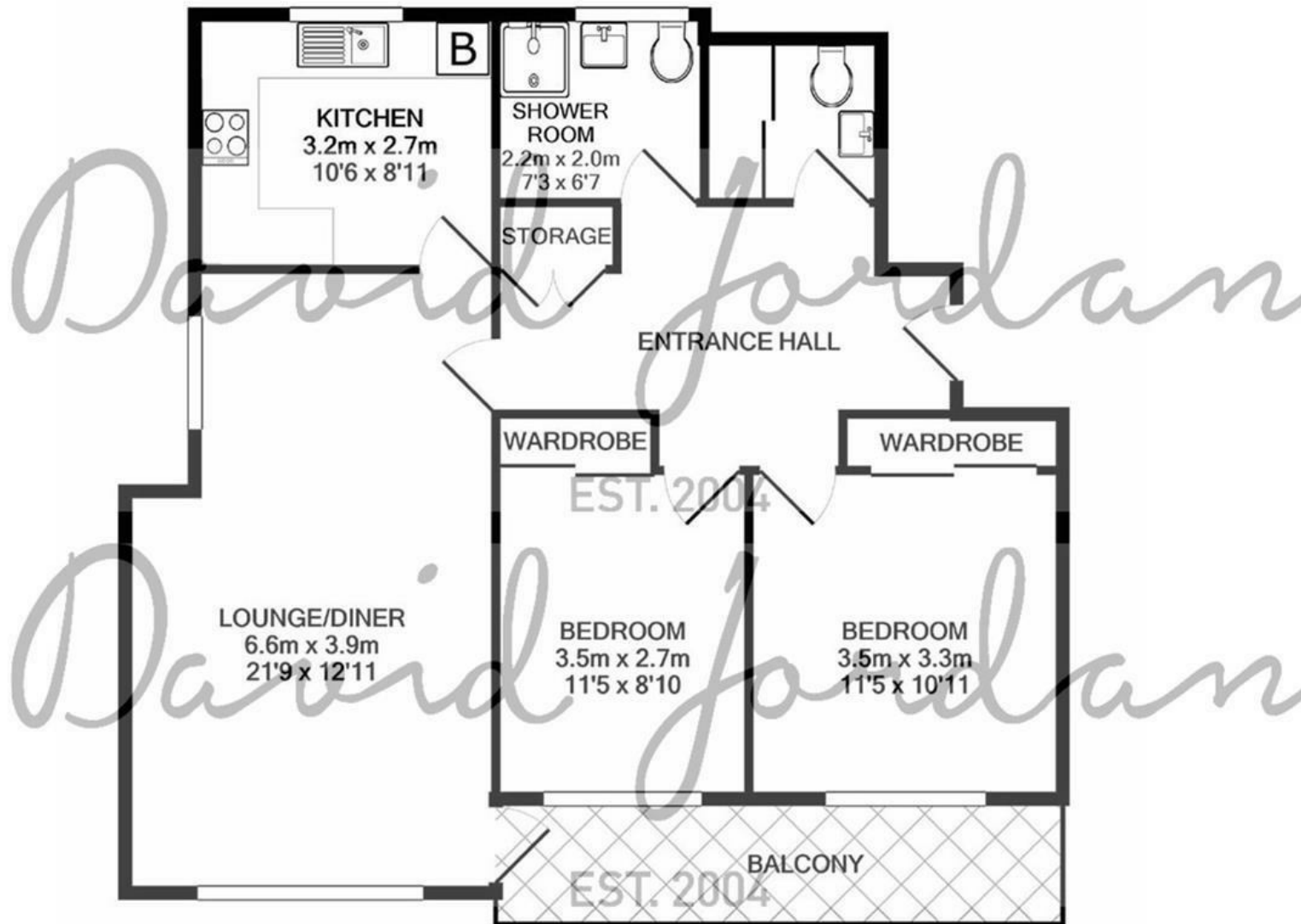
The property is being sold with no onward chain.

Lease: 999 years from 7 July 1971

Maintenance and service charge: £500 per half year
Ground rent £1 per year

- TWO BEDROOM SECOND FLOOR APARTMENT
- GAS FIRED BOILER INSTALLED NOVEMBER 2024
- MILES OF SEA AND COASTLINE VIEWS
- GARAGE
- NO ONWARD CHAIN
- SITTING/DINING ROOM
- KITCHEN
- BALCONY
- WET ROOM
- SEPARATE WC





**9 MARINE COURT CONNAUGHT ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 75.9 SQ.M. (817 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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