



21 HOMETYE HOUSE, SEAFORD, EAST SUSSEX, BN25 2BQ

£125,000

An opportunity to acquire a well presented retirement apartment, situated in this popular block on the west side of Seaford, close to a parade of local shops and on the main Eastbourne to Brighton bus route.

The town centre, with its range of individual shops, cafes, restaurants, library and mainline railway station, is approximately a quarter of a mile distant and the Seafront Promenade is also within easy reach.

The apartment is located on the first floor and views towards Seaford Bay can be enjoyed from both the sitting room and bedroom. The kitchenette has been fitted with modern units, four ring electric hob and space for under counter fridge and freezer. There is also a modern wet room.

The communal areas include an attractive and spacious Residents' Lounge, Laundry Room and well maintained gardens with parking area.

Vendor suited.

- RETIREMENT APARTMENT
- CLOSE TO BUS STOPS AND LOCAL SHOPS
- WELL PRESENTED
- COMMUNAL GARDENS AND PARKING
- SEA VIEWS FROM BOTH THE SITTING ROOM AND BEDROOM
- KITCHENETTE
- THE DOUBLE BEDROOM HAS BUILT-IN WARDROBES
- WET ROOM
- LEASE OF 125 YEARS FROM 1ST JUNE 1988
- SERVICE CHARGE £1,279.64 AND GROUND RENT £221.47 PER SIX MONTHS





**21 HOMETYE HOUSE CLAREMONT ROAD SEAFORD  
TOTAL APPROX. FLOOR AREA 37.2 SQ.M. (401 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: 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.

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