



6 SURREY CLOSE, SEAFORD, EAST SUSSEX, BN25 2NL

£162,500

David Jordan Estate Agents are pleased to offer for sale a 50% share of this charming, older style mid-terrace house. Recessed from the road along the shingle horseshoe shaped drive and conveniently situated close to a local parade of shops, bus stop, the Salts recreation ground and beach. Seaford town centre with it's comprehensive range of shops, cafe's & restaurants, bus services to Eastbourne & Brighton and railway station can be found within half a mile.

Ground floor accommodation comprises entrance hall, kitchen, sitting/dining room, garden room and utility space. The first floor comprises two double bedrooms and shower room.

The low maintenance rear garden is mainly laid out patio with shingle beds and flower planting. Further benefits include part double glazing and gas fired central heating.

The property is subject to maintenance fees of £190 per year for the upkeep of the communal space and driveway to the front and is considered to be an ideal first home. Viewing is highly recommended.

Please be aware of the eligibility criteria. The household must earn £80,000 a year or less. Shared-ownership properties cannot be sub-let and must be the leaseholders primary residence The leaseholder must be a first first time buyer (or used to own a home but cannot afford to buy one now. Existing shared owners are required to have disposed of their existing shared ownership home at the point of purchase.) For more information please visit - <https://www.gov.uk/shared-ownership-scheme/who-can-apply>

The lease is 125 years from 30th January 1998. The rent paid to Orbit housing is £244.90 per month and the insurance contribution is £20.44 per month.

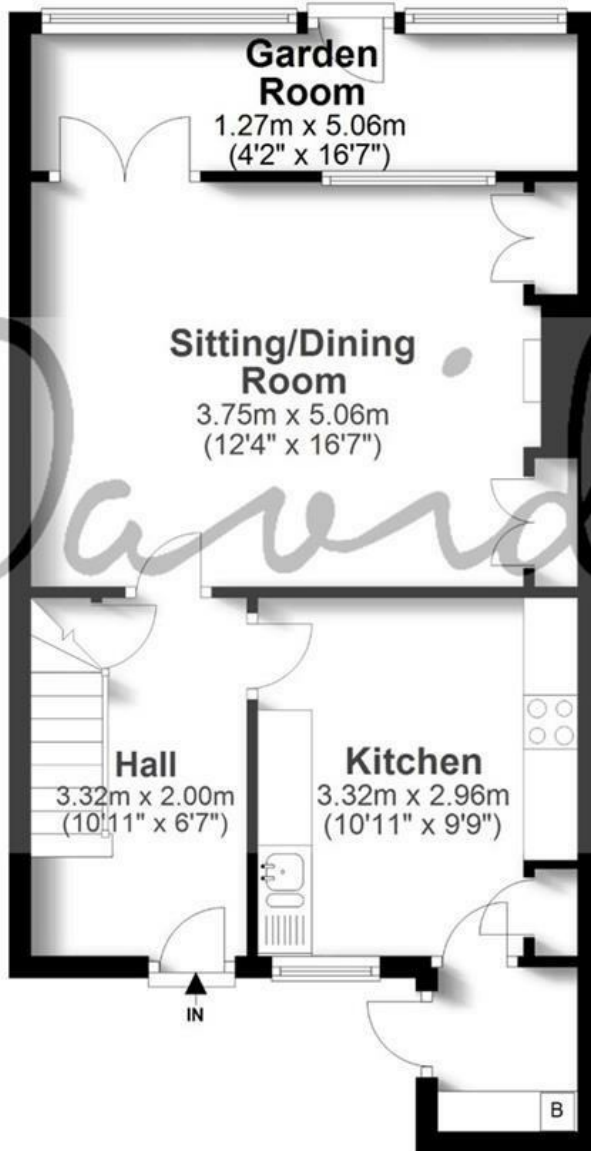
It is also possible to purchase 100% of the property with a freehold at £325,000. Please ask for further information.

- TWO BEDROOM MID-TERRACE HOUSE
- KITCHEN
- SITTING/DINING ROOM
- GARDEN ROOM
- SHOWER ROOM
- LOW MAINTENANCE REAR GARDEN
- SET BACK FROM THE ROAD AND ACCESSED VIA SHINGLE DRIVEWAY
- THE PROPERTY IS SUBJECT TO MAINTENANCE FEES OF £190 PER YEAR FOR THE UPKEEP OF THE COMMUNAL SPACE AND DRIVEWAY
- GAS FIRED CENTRAL HEATING
- SEAFORD TOWN CENTRE, RAILWAY STATION AND SEAFRONT ARE WITHIN HALF A MILE



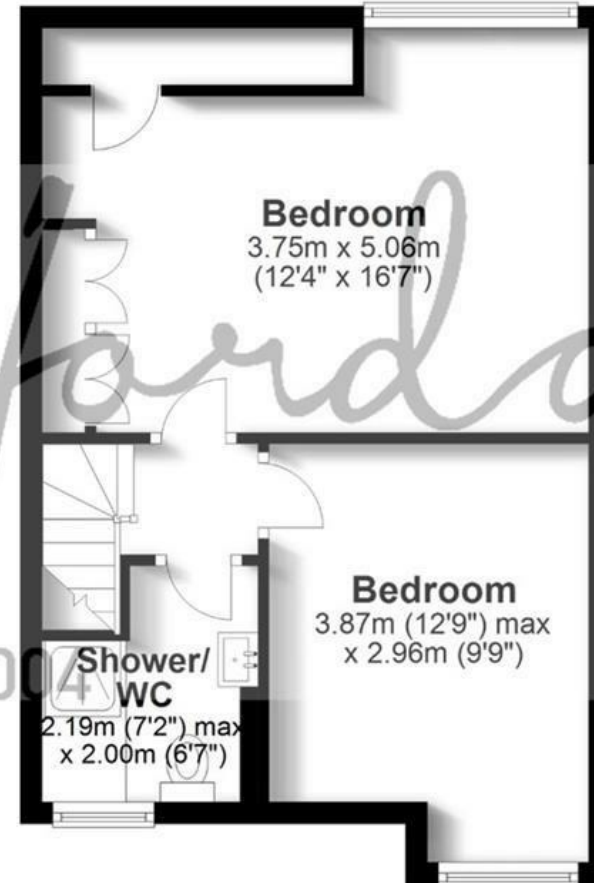
## Ground Floor

Approx. 45.3 sq. metres (487.5 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.2 sq. feet)



Total area: approx. 82.4 sq. metres (886.6 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## 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