



HOMETYE HOUSE, 64-66 CLAREMONT ROAD, SEAFORD, BN25 2BQ

£178,000

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 top floor where views towards Seaford Bay can be enjoyed from both the sitting room and bedrooms. The kitchenette has been fitted with modern units, four ring electric hob, eye level electric oven, integrated fridge and space for under counter freezer. There is also a modern wet room with wall mounted shower chair.

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

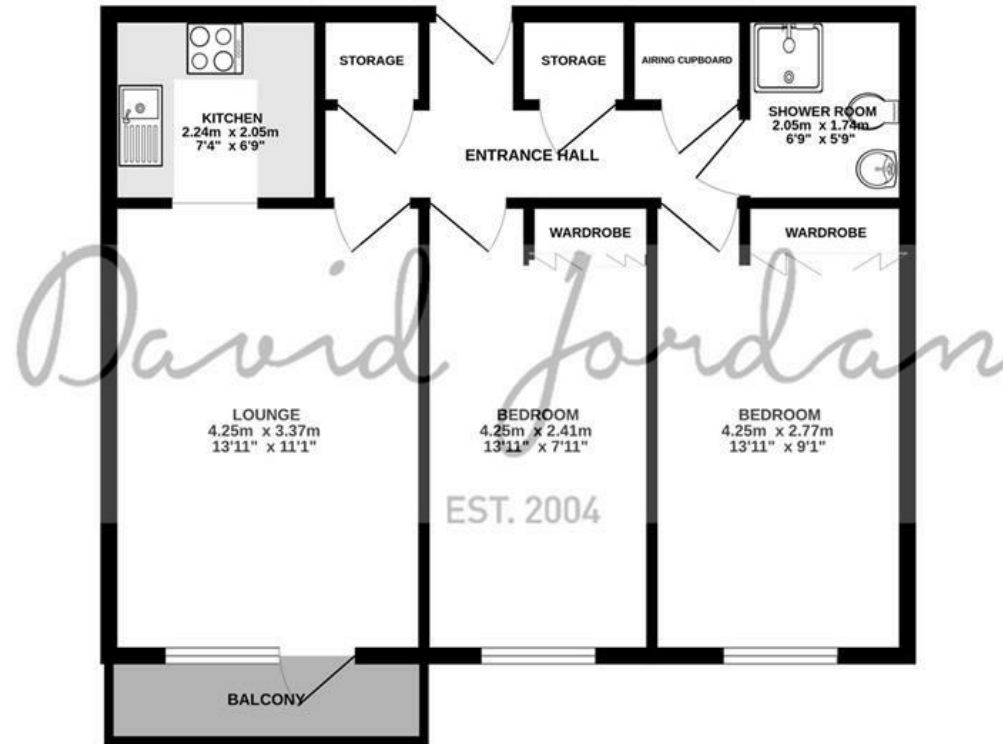
The apartment is being offered for sale with vacant possession and no onward chain.

Outgoings. Service Charge: £5118.56 per year
Ground Rent: £553.68 annually
Length of Lease: 125 years from 1 June 1988

- TWO BEDROOM TOP FLOOR APARTMENT ACCESSED VIA LIFT OR STAIRS.
- RETIREMENT APARTMENT
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- COMMUNAL GARDENS
- SEA VIEWS FROM THE SITTING ROOM AND BOTH BEDROOMS
- KITCHENETTE
- WET ROOM
- VACANT POSSESSION WITH NO ONWARD CHAIN
- LEASE TERM 125 YEARS FROM 1ST JUNE 1988
- SERVICE CHARGE £5118.56 PER ANNUM. GROUND RENT £553.68 PER ANNUM



GROUND FLOOR
57.3 sq.m. (617 sq.ft.) approx.



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TOTAL FLOOR AREA: 57.3 sq.m. (617 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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

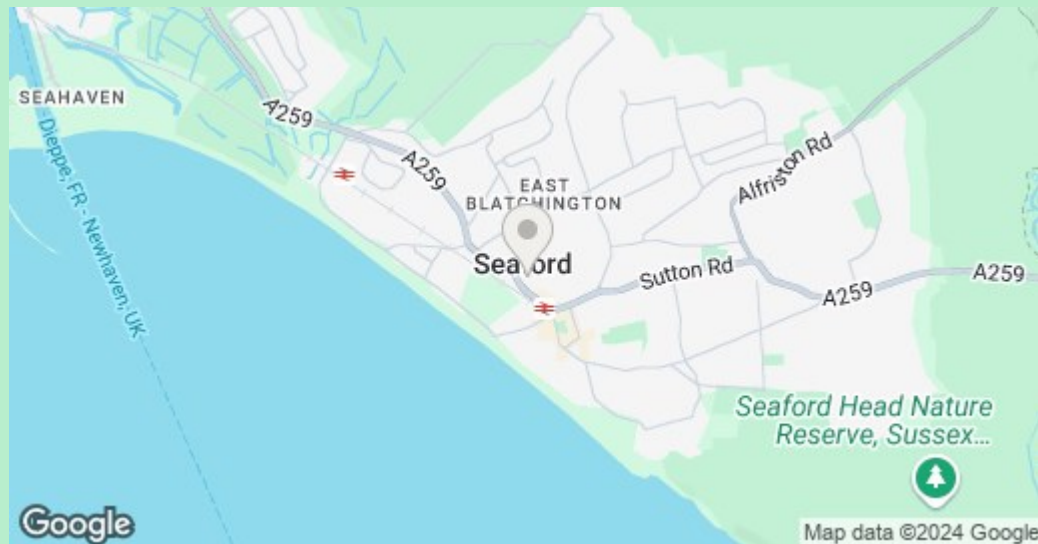
Local Authority: Lewes District Council

Council Tax Band: C

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004