



5 BLATCHINGTON HILL FLATS, UPPER BELGRAVE ROAD, SEAFORD, BN25 3AG

£199,950

A spacious ground floor apartment in need of modernisation, forms part of this purpose-built block of just six flats. The apartment has the added benefit of a generous sized garden to the front, side and rear for the exclusive use of the apartment.

Situated in a popular location within easy reach of two primary schools, bus routes and shops in Lexden Road. Seaford town centre and railway station are approximately three quarters of a mile distant.

Accommodation comprises three bedrooms, lounge, kitchen and bathroom.

Further benefits include gas central heating, uPVC double glazed windows and 134 years remaining on the lease.

This apartment is considered an ideal purchase for first time buyers or a home to retire in, taking advantage of its convenience to the town centre, parade of shops and bus routes.

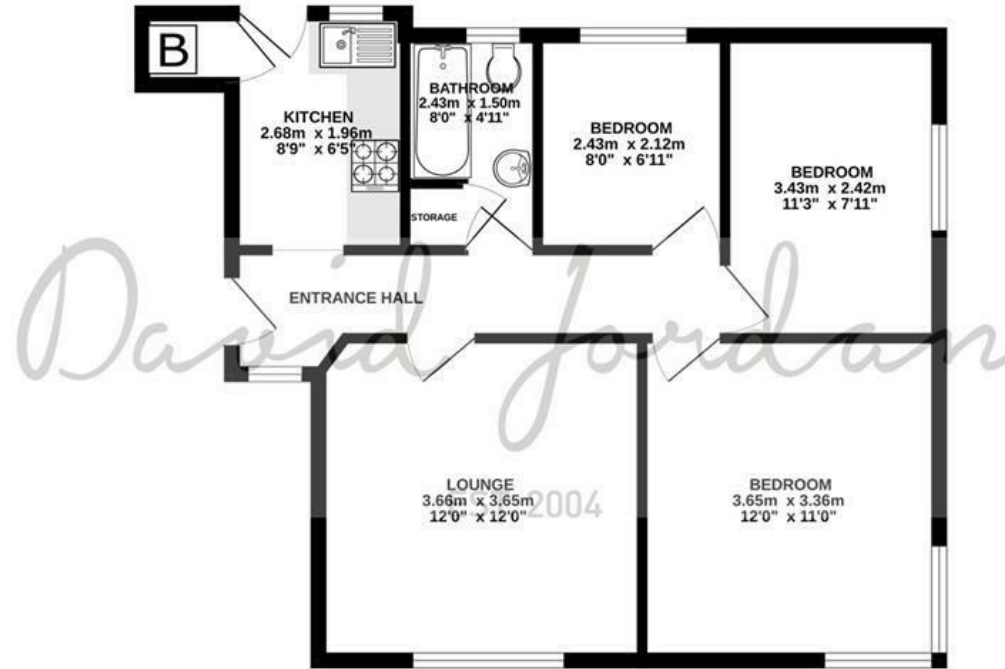
This apartment is being sold with vacant possession no onward chain.

Please note as well as internal modernisation to the flat, the whole block which is self managed requires internal and external works. The existing flat owners have a maintenance plan in place for the works to be completed. This work includes re-rendering of the external elevations (this is scheduled to be completed over the next 20years), and a new roof. The internal works required are redecoration to the communal areas, a new main entrance door.

- THREE BEDROOMS
- GROUND FLOOR APARTMENT IN NEED OF MODERNISATION
- PRIVATE GARDEN TO THE FRONT, REAR AND SIDE OF THE BLOCK
- MODERN KITCHEN
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- UNALLOCATED PARKING
- BEING SOLD WITH VACANT POSSESSION AND NO ONWARD CHAIN
- WITHIN A MILE OF SEAFORD TOWN CENTRE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LEASE: 134 YEARS REMAIN
- SERVICE CHARGE AND MAINTENANCE: £1,560 PER ANNUM
- GROUND RENT: TBA



GROUND FLOOR
54.7 sq.m. (589 sq.ft.) approx.



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TOTAL FLOOR AREA: 54.7 sq.m. (589 sq.ft.) approx.

Whilst 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