

This nicely presented two bedroom apartment is situated on the first floor and comprises an entrance hall, kitchenette, a comfortable dual aspect sitting/dining room, two double bedrooms, and shower room.

Residents enjoy access to excellent communal facilities including a large lounge with scenic views of the beautiful southern gardens, a laundry room, a guest suite (subject to charges), a passenger lift, off-road parking, a house manager, and a 24-hour care-line system.

Homeshore House is a soughtafter development conveniently positioned within easy walking distance of Seaford town centre and in close proximity to local amenities such as shops, a leisure centre, and bus services connecting Brighton and Eastbourne.

The property is being sold with vacant possession and no onward chain, subject to grant of probate.

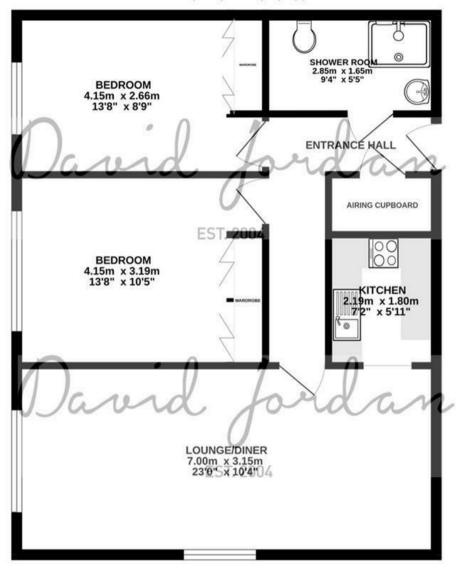
Lease: 99 years from 1st September 1984. Ground rent: £289.39 per half year. Service charge: £3015.08 for half a year.

- TWO BEDROOMS
- FIRST FLOOR APARTMENT
- DUAL ASPECT SITTING/DINING
 ROOM
- KITCHENETTE
- SHOWER ROOM
- ENTRANCE HALL AND WALK IN
 STORAGE CUPBOARD
- SOUTHERLY ASPECT
 COMMUNAL GARDEN
- BUS SERVICES BETWEEN
 BRIGHTON AND EASTBOURNE
 IN CLOSE PROXIMITY
- COMMUNAL FACILITIES: RESIDENTS' LOUNGE, OFF
 ROAD RESIDENTS PARKING,
 LAUNDRY ROOM, GUEST SUITE,
 DELIGHTFUL GARDENS, CAR
 PARK
- LEASE: 99 YEARS FROM 1ST SEPTEMBER 1984





1ST FLOOR 63.1 sq.m. (679 sq.ft.) approx.



48 HOMESHORE HOUSE SUTTON ROAD SEAFORD

TOTAL FLOOR AREA: 63.1 sq.m. (679 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, vindows, tooms and any other items are approximate and no responsibility is taken for any error, comission or mis-statement. This plan is for fliustrate 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.

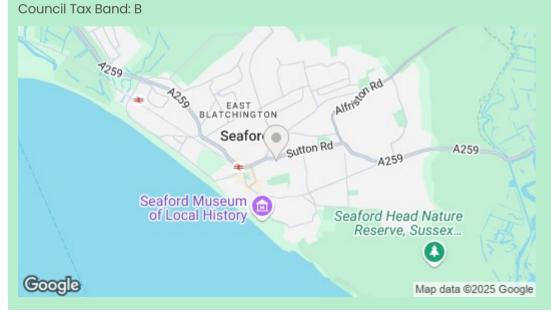
Made with Metropic 2024



COUNCIL TAX BAND ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

Local Authority: Lewes Disctrict Council





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

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 representationsof fact or form part of any offer or contract.

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