



FLAT 2 2 CLAREMONT ROAD, SEAFORD, EAST SUSSEX, BN25 2AY

£225,000

This two bedroom first floor apartment, with a private garden is located above a commercial printing and design premises. The property is conveniently situated approximately a quarter of a mile from Seaford town centre, with its railway station, variety of shops, restaurants, coffee shops and bars. The Salts recreation ground and Esplanade are also within half a mile.

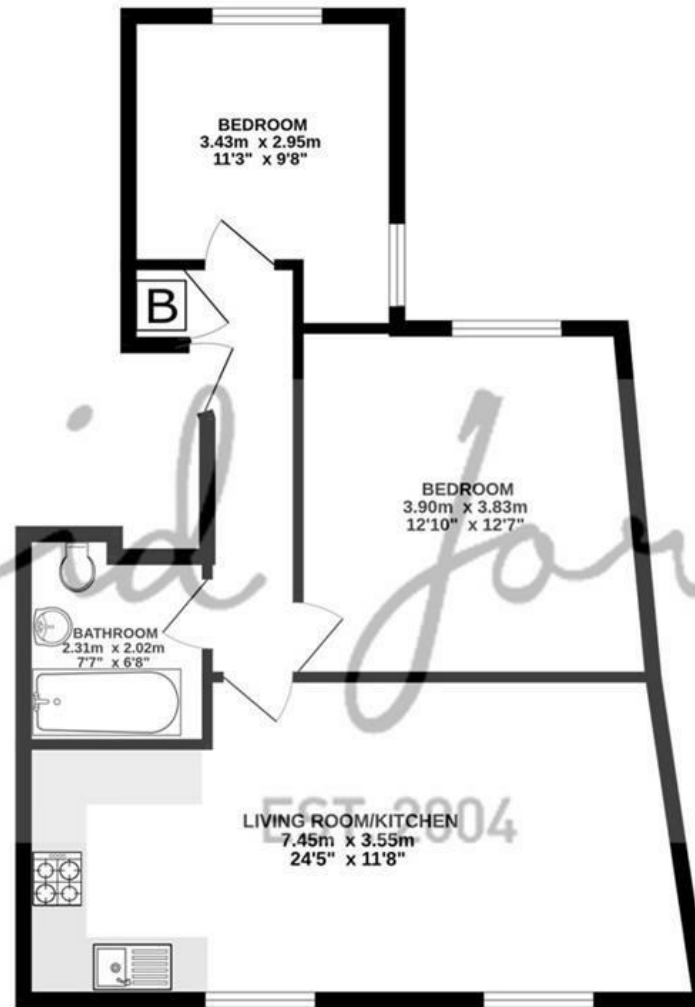
The accommodation comprises two bedrooms, bathroom and open plan kitchen and living room. Outside is the private rear garden, being mainly laid to artificial lawn and patio and further benefiting from timber office and store.

The property has gas fired central heating and double glazing.

- TWO BEDROOM
- FIRST FLOOR APARTMENT
- PRIVATE REAR GARDEN WITH EXTERIOR OFFICE AND STORE
- OPEN PLAN KITCHEN AND LIVING ROOM
- BATHROOM
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LEASE OF 125 YEARS FROM 29TH SEPTEMBER 2015 WITH 115 YEARS REMAINING
- SERVICE CHARGE OF £814.32 PER HALF YEAR AND GROUND RENT OF £100 PER HALF YEAR
- CONVENIENTLY SITUATED APPROXIMATELY A QUARTER OF A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION



FIRST FLOOR
56.8 sq.m. (612 sq.ft.) approx.



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TOTAL FLOOR AREA: 56.8 sq.m. (612 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