



FLAT 1, SHORTLANDS EAST ALBANY ROAD, SEAFORD, BN25 1TU

£169,950

This spacious ground floor apartment, forms part of this purpose built block of just twelve apartments. Conveniently situated within half a mile of the town centre, mainline railway station and bus services operating along the A259 between Eastbourne and Brighton. Seaford beach and promenade with the Martello Tower are within approximately a mile distance.

The accommodation comprises one double bedroom, lounge/diner, kitchen and bathroom, with benefits including gas fired central heating and double glazing. The main gravel courtyard provides residents off road parking on a first come first served basis.

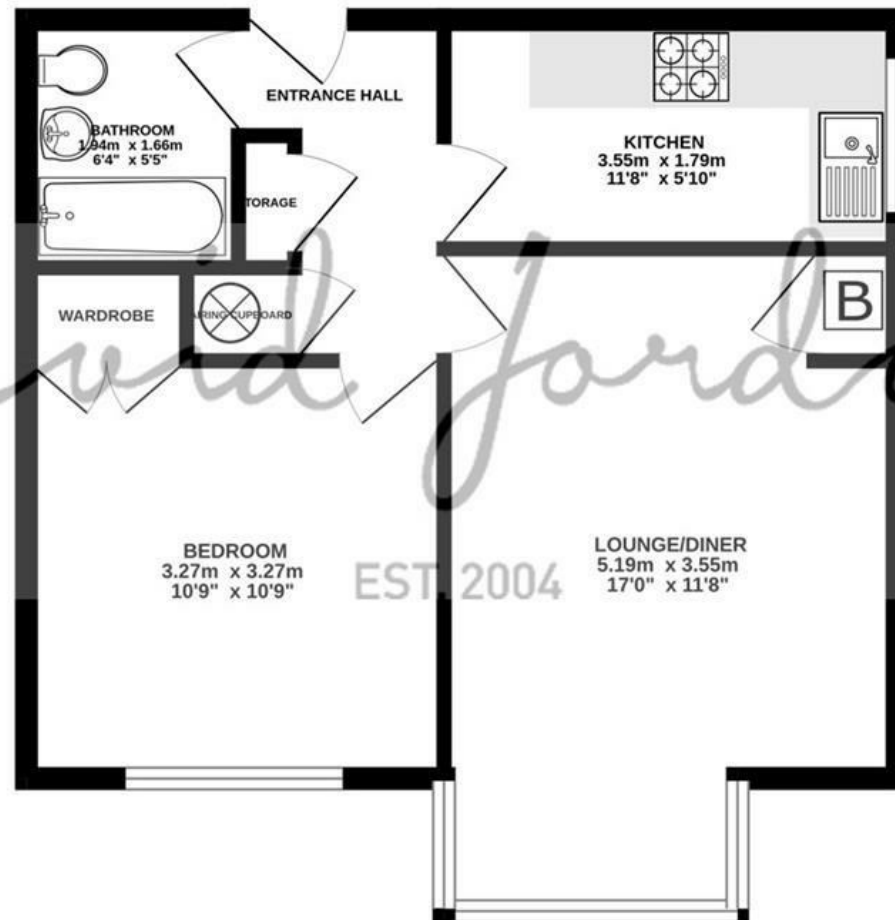
The property will be sold with immediate vacant possession, no onward chain and with the benefit of an extended lease.

An internal inspection is advised to appreciate the space on offer.

- ONE BEDROOM
- GROUND FLOOR APARTMENT
- IMMEDIATE VACANT POSSESSION AND BEING SOLD WITH NO ONWARD CHAIN
- LEASE OF 189 YEARS FROM 25 MARCH 1989. MAINTENANCE TO BE CONFIRMED. GROUND RENT TO BE CONFIRMED
- CONVENIENTLY SITUATED WITHIN HALF A MILE OF THE TOWN CENTRE, MAINLINE RAILWAY STATION AND BUS SERVICES
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- KITCHEN
- BATHROOM
- LOUNGE / DINER



GROUND FLOOR
42.9 sq.m. (462 sq.ft.) approx.



TOTAL FLOOR AREA : 42.9 sq.m. (462 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: 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