



FLAT 2, 40 SUTTON DROVE, SEAFORD, EAST SUSSEX, BN25 3ET

£254,750

A very well presented two bedroom flat situated on the first floor of this purpose built block constructed in 2018 and benefiting from the remaining 8 years of NHBC warranty.

The property is situated in an extremely convenient location close to Seaford town centre, with a variety of shops, restaurants, coffee shops and bars. Seaford railway station and bus services are situated nearby.

The flat which is considered to be in very good decorative order, comprises of open plan living room, dining room and kitchen. There is also two double bedrooms and a bathroom.

Further benefits include allocated parking space, double glazing and gas fired central heating.

- PURPOSE BUILT BLOCK OF ONLY THREE FLATS
- FIRST FLOOR FLAT
- CONSTRUCTED IN 2018
- EIGHT YEARS OF NHBC WARRANTY REMAINING
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING, KITCHEN AND DINING ROOM
- SPACIOUS BATHROOM
- ALLOCATED OFF ROAD PARKING SPACE
- CONVENIENT LOCATION
- CLOSE TO SEAFORD TOWN CENTRE AND BUS ROUTES
- UPVC DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING





Secure communal entrance door with entry-phone console. Hallway with staircase to upper floors.

Personal door to Apartment 2:-

ENTRANCE HALL

Entryphone console. Cupboard housing consumer unit. Radiator.

OPEN PLAN KITCHEN, LIVING AND DINING ROOM

Living and dining area:

Two double glazed windows to front and window to side. Radiator.

Kitchen area:

Range of modern fitted units. Work surface with inset induction hob with cooker hood above. Eye level electric oven and microwave. Integrated fridge, freezer and dishwasher. Sink with mixer tap and drainer. Storage cupboard housing wall mounted Glow Worm boiler. Space for washing machine.



BEDROOM ONE

Mirror fronted built in wardrobes. Two double glazed windows to front. Radiator.

BEDROOM TWO

Mirror fronted built in wardrobes. Double glazed window to side. Radiator.

BATHROOM

White suite comprising P shaped panelled bath with wall mounted shower above and fitted glass screen. Wash basin inset into vanity unit. Close coupled wc with concealed cistern. Ladder style heated towel rail. Extractor fan. Part tiled walls and floor.

Outgoings

We have been advised the following by our vendors-

Lease: 997 Years remaining

Ground Rent: £200 per annum

Service Charge: £250 per annum



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating B.
Environmental Impact Rating B.

DISCLAIMER

Money Laundering Regulations 2007: 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