



47 HOMESHORE HOUSE, SEAFORD, EAST SUSSEX, BN25 4QQ

£100,000

Homeshore House is a popular development situated within level walking distance of Seaford town centre and close to local shops, leisure centre and bus services operating between Brighton and Eastbourne.

This well presented and upgraded apartment is located on the second floor. The accommodation comprises entrance hall, recently installed kitchenette, sitting/dining room, double bedroom and spacious modern shower room.

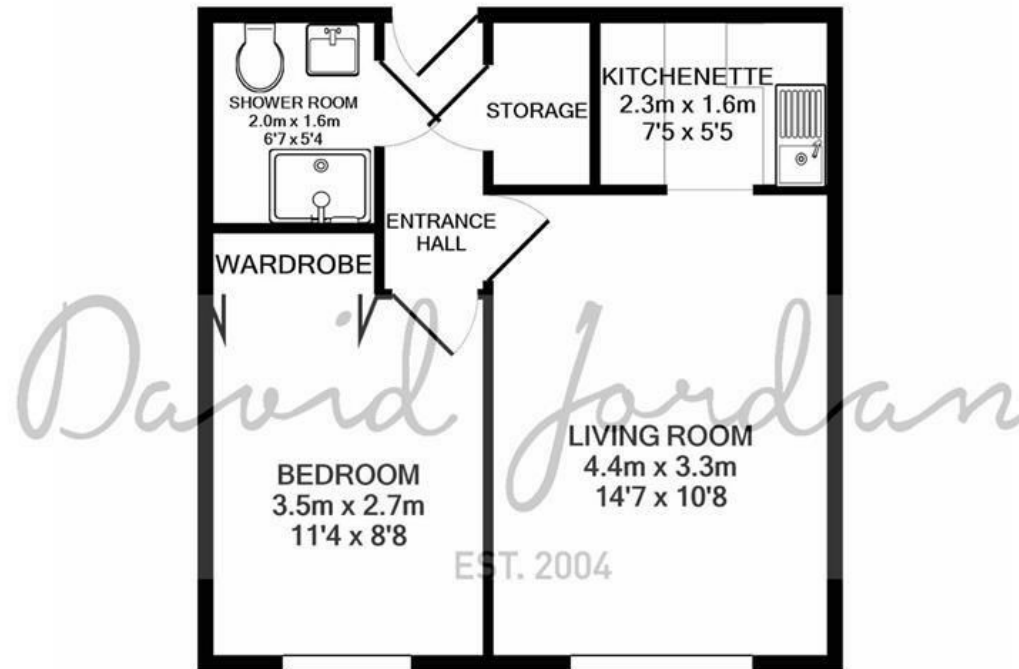
The excellent communal facilities include a large residents lounge overlooking delightful southerly aspect gardens, laundry room, guest suite (subject to a charge) , passenger lift, off road parking, house manager and 24 hour care-line system.

The property is offered for sale with immediate vacant possession and no onward chain.

Lease: 159 years from 1 September 1984. Ground rent: To be confirmed. Service charge: To be confirmed

- SECOND FLOOR RETIREMENT FLAT
- WELL PRESENTED
- RECENTLY INSTALLED KITCHEN
- MODERN SHOWER ROOM
- SITTING/DINING ROOM
- DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- UPVC DOUBLE GLAZING
- VACANT POSSESSION
- NO ONWARD CHAIN
- COMMUNAL FACILITIES:-
RESIDENTS' LOUNGE,
LAUNDRY ROOM, GUEST SUITE, DELIGHTFUL GARDENS,
CAR PARK





**47 HOMESHORE HOUSE SUTTON ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 35.9 SQ.M. (386 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

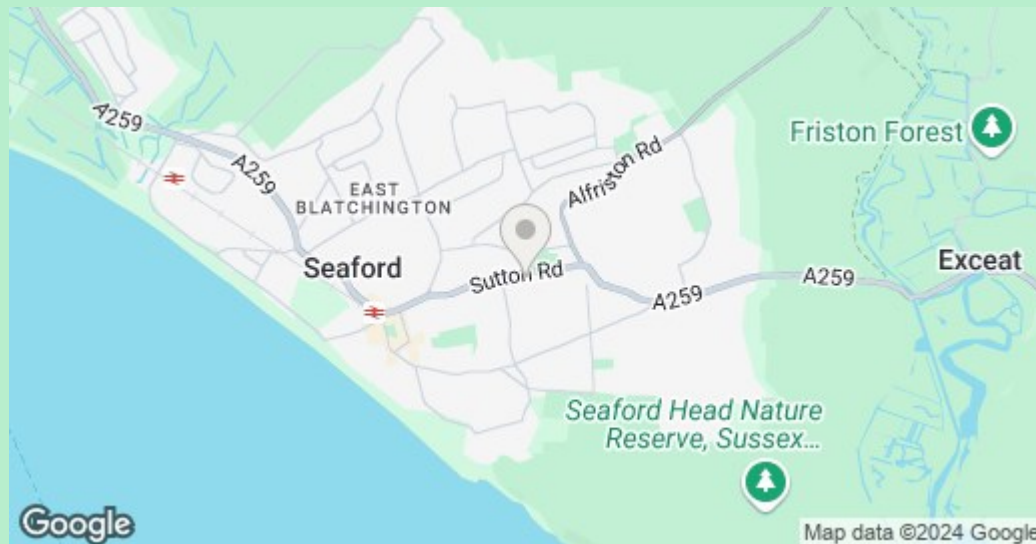
Local Authority: Lewes District Council

Council Tax Band: A

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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004