



All enquiries Ref: James Paterson

- Long leasehold second floor purpose built self-contained flat requiring modernisation
- Full vacant possession

**Location:**

The property is situated within Beachcroft on Pelham Place between its junction's with Dane Road and West Street. Public transport links include Seaford mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A259 and A27. Shopping amenities can be found locally within Seaford with an extensive range of shops, bars and restaurants being found in Eastbourne to the east and Brighton to the west. Recreational pursuits can be found locally at the open spaces of The Salts Recreation Ground, along Seaford Beach and Seaford Head Nature Reserve, Sussex Wildlife Trust.

**Description:**

Long leasehold second floor purpose built self-contained flat requiring modernisation.

**Accommodation:**

Second floor: One bedroom, reception room, kitchen, bathroom/WC, entrance hall

**EPC rating:** C

**Council Tax Band:** A

**Lease:**

Held on a long lease for a term of 99 years from 25th March 1975 (Thus having approximately 50 years remaining) at a ground rent of £15 rising to £45 pa.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

