



**3 Bed  
House - End Terrace  
located in 7 Claremont Road**



**9 Slaters Row 7  
Claremont Road  
Seaford  
BN25 2FB**



**3**



**2**



**1**



**B**

## Offers Over £250,000

An opportunity to acquire a share in this stylish recently built terraced home situated in an extremely convenient location within a few yards of Seaford town centre, Esplanade, mainline railway station and Brighton to Eastbourne bus route. Local schools are just a short walk away.

This spacious family home offers accommodation over three floors and has the benefit of three bedrooms, lounge, kitchen/diner with high spec appliances and a patio garden and under cover car parking spaces.

Leasehold - 70 % Shared Ownership, with 100% available - Ideal for first time buyers and young families - Please note although the Lease provides for the exclusive right to use the secure patio garden and under cover secure parking spaces for two cars these do not form part of the demise under the Lease. Viewing highly recommended.

### **Under Cover Open Ended Stoep**

#### **Hall Way**

Under stair storage cupboard.

#### **Open Plan Dining and Kitchen Area**

A spacious light and airy open plan dining and kitchen area. The modern kitchen area has a good number of kitchen units and work top spaces and is fitted with an integrated fridge/freezer, an electric hob, electric oven washing machine and dish washer. Under cabinet lighting. Window to the front.

#### **Guest WC**

#### **First Floor Landing**

A large walk-in storage room.

#### **Lounge**

A good sized light and airy room with French doors that lead to the patio garden.

#### **Patio Garden**

Exclusive use of the patio and decked garden area. Secure and safe for children. South/West facing.

#### **Main Bedroom/Dining Room**

A good sized double bedroom now set up as a dining room with floor to ceiling windows.

#### **Second floor Landing**

#### **Bedroom Two**

A large double bedroom with window overlooking the front of the property and a built in wardrobe/storage unit.

#### **Bedroom Three/Snug**

A double bedroom with a South/West facing window overlooking the rear patio garden now set up as a snug/home office.

#### **Family Bathroom**

Modern bathroom with a white suite with bath and overhead shower, basin and toilet. Window.

#### **Parking**

The exclusive right to use dedicated under cover gated parking spaces for 2 cars - Nos H13 and 21

#### **Lease**

Lease 999 years with 992 years remaining

Monthly rent on remaining 30% £322

Monthly service charge £66.85

Monthly ground rent £29.16

#### **Floor Plan**

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

#### **Council Tax**

Tax Band D

Approx.£2189.00 pa

#### **Mobile Reception, Broadband & WiFi Speed**

Buyers have to rely on their own searches and surveys and by checking Ofcom and Openreach internet sites.

#### **Sundries**



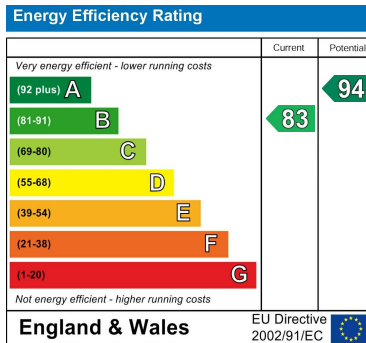
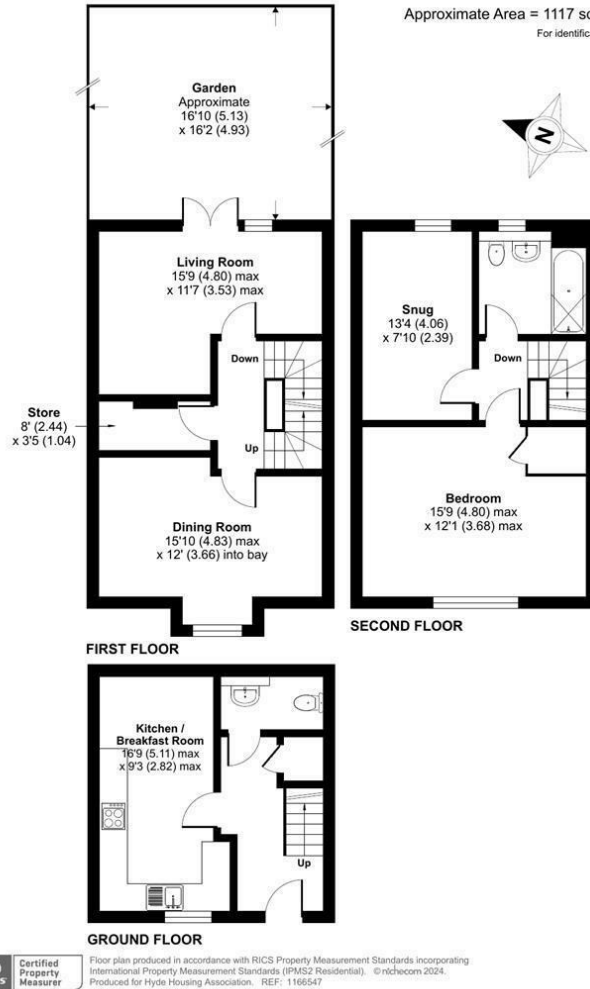
Electricity Provider: Scottish Power  
Gas Provider: Scottish Power  
Water Provider: South East Water  
Waste Water: Southern Water  
Boiler installed at the time when the development completed during 2017



# Claremont Road, Seaford, BN25=

Approximate Area = 1117 sq ft / 103.8 sq m

For identification only - Not to scale



## DIRECTIONS

## CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

