

**2 Bed
Flat
located in Claremont Road**



2, 7, Slaters Row
Claremont Road
Seaford
BN25 2FB



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Offers In The Region Of £240 000

Welcome to this charming property located on Claremont Road in the picturesque town of Seaford. This delightful flat boasts a modern design and offers a comfortable living space perfect for individuals or small families.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property features two inviting bedrooms, providing ample space for a good night's rest or a peaceful retreat.

The flat includes a well-maintained bathroom, ensuring convenience and privacy for residents. With a total of 818 sq ft, there is plenty of room to move around and make this space your own.

Built in 2017, this property offers a contemporary feel with modern amenities. The flat also comes with parking for one vehicle, making it convenient for those with a car.

Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer in the heart of Seaford.

Communal Entrance

The Communal Entrance leads to this property and to one other. Access to the communal patio garden space. Entry Phone System.

Entrance Hall

The Entrance Hall is light and airy with two 'floor to ceiling' obscure glass windows. Large double storage unit. Entry phone video system.

Open Plan Lounge/Dining and Kitchen Area

This is a spacious open plan Lounge/Dining and Kitchen area. The double aspect room is light and airy. The modern Kitchen area has a good number of kitchen units and work top spaces, and an integrated fridge/freezer, an electric hob, electric oven, washing machine. Space for a tumble dryer or alternatively a dish washer. Under cabinet lighting.

Main Bedroom

Good sized double Bedroom. Radiator.

Bedroom Two

Good sized double bedroom. Radiator.

Bathroom

The Bathroom has a white suite comprising a bath with an overhead shower, basin and toilet, vanity unit, ladder style radiator and towel warmer.

Parking

Gated under cover parking space - no. 2

Outside

Large patio garden - Shared with no 1 Slaters Row.

Sundries

Electricity & Gas provider: British Gas.

Water provider: South East Water.

Electricity, Gas & Water meters allocated in garage section.

Valliant combi boiler, electric consumer unit and air circulation unit is located within the storage cupboard in Entrance Hall.

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 B

Approx. £1919.85 pa

Lease

Term: 999 years of which 994 years remaining

Service Charges - £144.54 p/m

Ground Rent - £20.83 p/m

Loft

We understand the loft is not included within the demise of the Lease. Please seek legal advice.

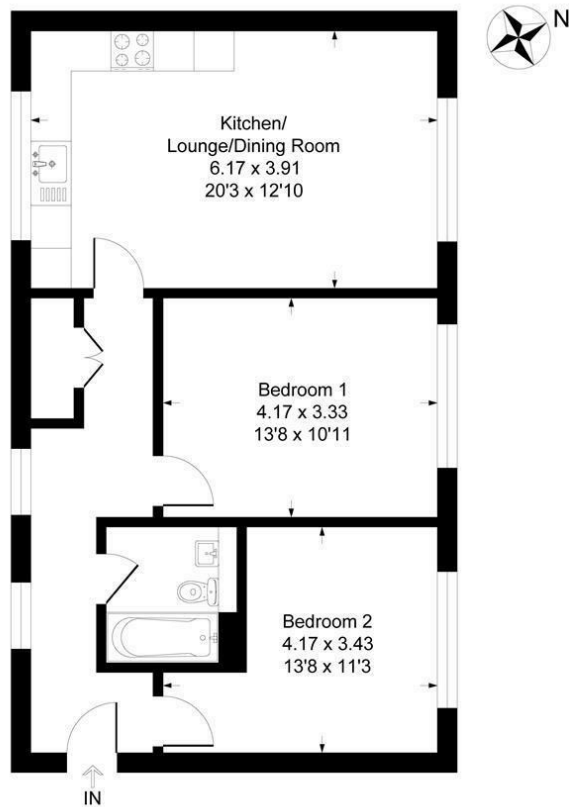
Mobile Reception, Broadband & WiFi Speed

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



2 Slaters Row, BN25 2FB

Approximate Gross Internal Floor Area = 67.72 sq m / 729 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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