



**2 Bed  
Flat  
located in Martello Road**



**Flat 4 Martello Mews**  
**Martello Road**  
**Seaford**  
**BN25 1JT**



## Offers In The Region Of £275 000

We are proud to present for sale this two-bedroom flat right on the seafront with panoramic views over the Channel and towards Seaford Head.

The ground floor property offers two double bedrooms, a large lounge/dining room, a large patio area, en-suite shower room, a family bathroom, garage and off-road parking.

The flat is light and airy, has spacious rooms and as it may require some updating it allows an opportunity for buyers to put their stamp on it.

Situated in a superb position on the Seafront, within a very short walk of the Seaford Town Centre with Brighton/Eastbourne bus routes and main line railway station.

### **Communal Entrance Hall**

The communal entrance hall gives access to the flats via a lift or stairs and to the basement area.

### **Entrance Hall**

Large and spacious entrance hall with a storage unit and a cloak cupboard.

### **Lounge/Dining Room**

A lovely spacious lounge/dining room with views over the Esplanade and Seaford Bay.

Double French doors leading to the large patio area. Radiator

### **Main Bedroom**

Good sized double bedroom with a window overlooking the Esplanade and Seaford Bay. Double built-in wardrobes. Radiator

### **En-Suite Bathroom**

White suite comprising a toilet, basin and walk in shower, extractor fan and a radiator.

### **Bedroom Two**

Light and airy double bedroom with a window overlooking the communal area.

### **Kitchen**

Spacious kitchen, light and airy with a window overlooking the Esplanade and Seaford Bay. Integrated hob, fridge/freezer, double oven and washing machine. Built-in breakfast bar. Double sink. The kitchen may need some updating.

### **Family Bathroom**

Fitted with a spa bath with an overhead shower, basin and a toilet. Extractor fan and radiator.

### **Basement**

The basement has several rooms used for storage and where the electric meters are located. One of the larger rooms entitles the owners to store personal goods..

### **Sundries**

Electric Consumer unit is located in the storage cupboard in the entrance hall.

Electricity Meter is located in the basement.

Gas Meter box is located on the patio area.

Gas Boiler is located in the kitchen.

### **Council Tax**

Tax Band C

Approx. £2225 pa

### **Parking**

Garage plus x 1 off road parking space.

### **Outside**

Large patio area with direct access to the Esplanade.

### **Lease**

Term - 999 Years with a remaining term of 975 years.

Ground rent - A Peppercorn

Service charge - £80 per month plus a further charge of £110pa towards maintenance of the internal roads.

Freehold ; Share in Martello Mews Flats Management Ltd





### **Floor Plan**

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

### **Mobile reception, Broadband and WIFI speed**

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



4 Martello Mews, BN25 1JT  
 Approximate Gross Internal Floor Area = 73.4 sq m / 790 sq ft

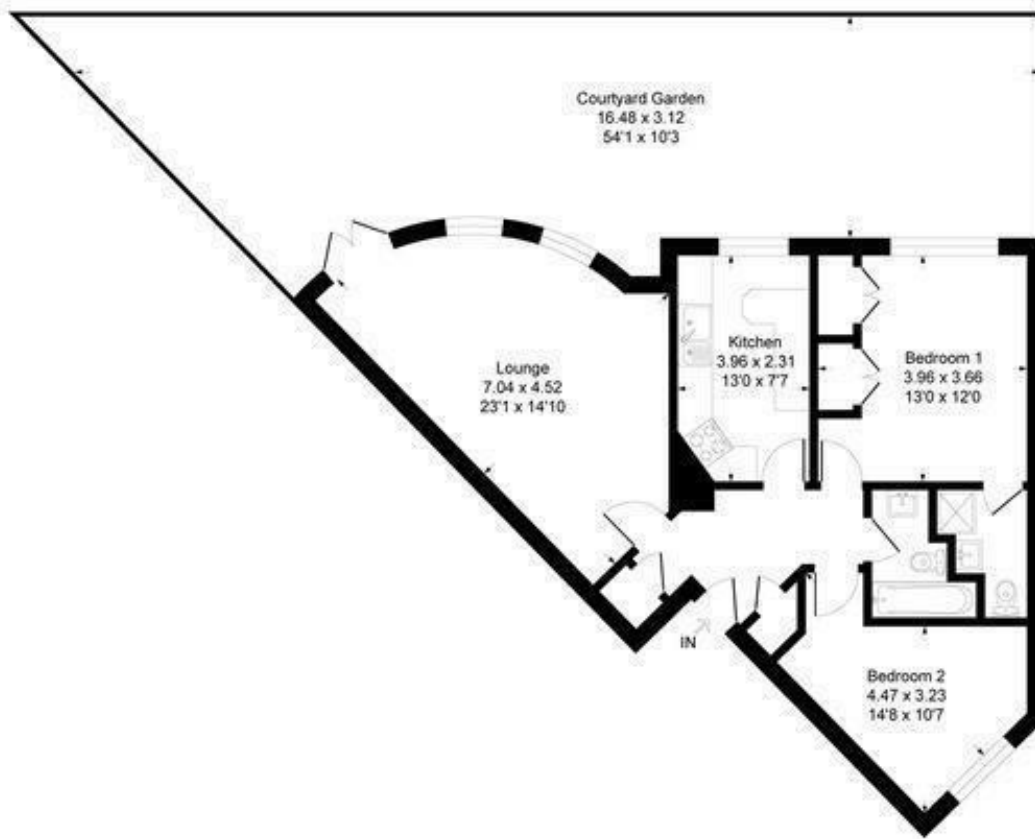


Illustration for identification purposes only, measurements are approximate, not to scale.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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