

**1 Bed
Flat - Purpose Built
located in Sutton Road**



**92 Sutton Road
Seaford
BN25 4QQ**



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Communal Entrance

Entrance Hall

Lounge

Double Glazed window and door to communal garden. Tv point. Electric heater.

Kitchen

Fitted kitchen with a range of matching wall and base units. with work tops over. Inset single bowl stainless steel sink and drainer unit with mixer tap. Electric hob with oven under, extractor above and a nest of drawers to the side. Tiles walls and space for upright fridge freezer.

Shower Room

Suite to comprise walk in shower, electric shower unit with glazed sliding shower door. Low level W.C. and wash hand basin inset vanity unit. Chrome ladder style rail. Wall mounted electric heater. Tiled walls.

Bedroom

Double glazed window overlooking the communal garden. Electric heater and built-in cupboard.

Residents enjoy access to excellent communal facilities including a large lounge with scenic views of the beautiful southern gardens, a laundry room, a guest suite (subject to charges), a passenger lift, off-road parking, a house manager, and a 24-hour care-line system.

Outgoings

LEASE - 99 years from 1984 - GROUND RENT - £219.93 6 monthly
-SERVICE CHARGE - £2261.31 6 monthly Council Tax Band A

Asking Price £120,000

NO ONWARD CHAIN! This one-bedroom flat is located on the ground floor of this popular retirement development in Seaford, and has the added benefit of having direct access onto the attractive communal gardens. There is a regular bus service to Brighton/Eastbourne directly outside the block and residents/visitors parking. There is an on-site house manager, residents lounge, sun terrace, laundry room and guest suite. The accommodation in brief comprises entrance hall with entry phone and 24 hour 'care alarm', deep recessed cupboard housing pressurised water heater, meters and ample storage. The lounge has a night storage heater, full height double glazed window and door with direct access to the attractive communal gardens. An archway leads to the connecting kitchen. The well-presented three-piece shower room is located next to the bedroom. Viewing is highly recommended.



Flat 1 Homeshore House, BN25 4QQ

Approximate Gross Internal Floor Area = 42.32 sq m / 456 sq ft

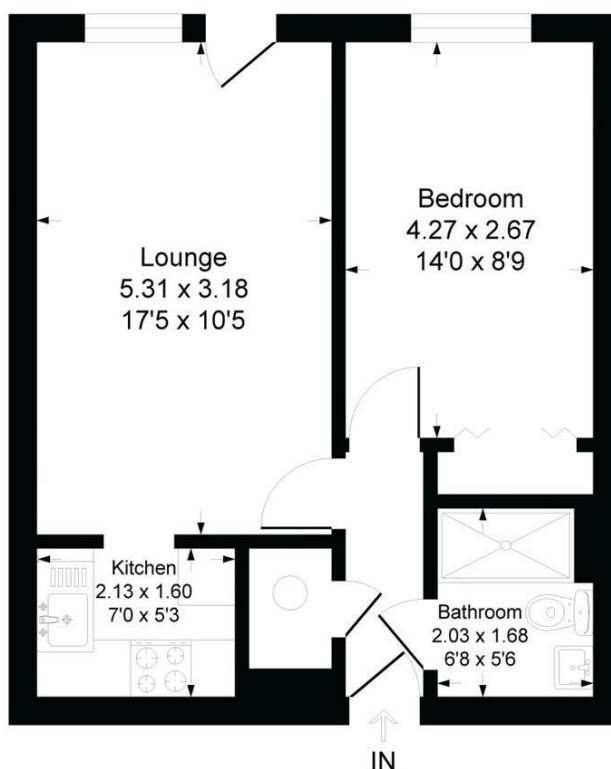


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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	

Version 1

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