



**1 Bed
Flat
located in Stafford Road**



26 Stafford Road
Seaford
BN25 1UE



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The accommodation in brief; entrance hall features with security entry phone system and consumer unit.

The bedroom is a really good size double with double glazed window overlooking front and a wall mounted radiator with thermostatic control valve. The good size living room looks out over the rear communal garden, TV Point and has a radiator with a thermostatic control valve.

The well-appointed kitchen has been fitted with a range of matching wall and base units with complementing working surface. Integrated 4- ring gas hob with overhead extractor, oven under , tiled splash back, space for washing machine and fridge freezer. Inset single bowl sink and drainer with swan neck mixer tap. Gas central heating boiler. A double glazed window overlooks the rear communal garden.

The modern shower room comprises; large double shower tray with handheld and overhead attachment, pedestal wash basin, low level w/c and frosted window to front.

The communal garden is mainly paved with mature stocked borders, pear tree and is a great place to socialise. The garage is situated beneath the flat and features an up and over door, with one off road parking space in front. Seaford is a popular coastal town and the flat is conveniently located within a short walk to all amenities including buses to Eastbourne and Brighton and train links to Lewes, Brighton and London.

**Guide Price £180,000 -
£200,000**

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Seaford Properties are delighted to bring to the market this well presented one bedroom purpose built flat nestled in the heart of the town centre. The flat is accessed via a secure communal entrance with stairs to all flats.

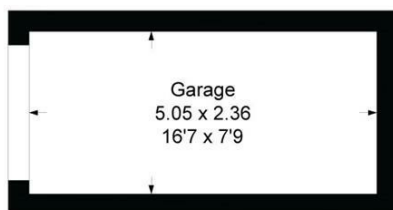


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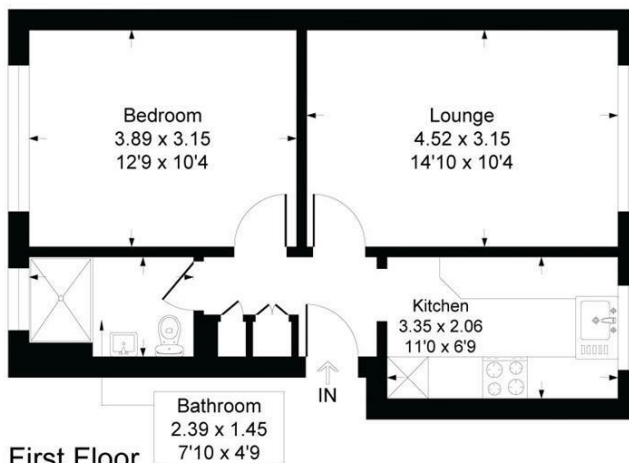
Approximate Gross Internal Floor Area = 42.7 sq m / 460 sq ft

Garage Area = 11.8 sq m / 128 sq ft

Total Area = 54.5 sq m / 588 sq ft



Garage



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		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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