



**2 Bed
Flat
located in Claremont Road**



**Flat 1, 24 Claremont Road
Seaford
BN25 2BA**



Lounge / Dining Room

The lounge/dining room is of a good size with a window and door overlooking and leading out to the front garden.

Kitchen

The kitchen leads off the lounge/dining room and has a large window. Comprising a range of matching wall and base units. Work surfaces with inset four ring gas hob with oven under and a nest of drawers to the side. Single bowl stainless steel sink and drainer unit with mixer tap. Space for an undercounter washing machine and freestanding fridge/freezer.

Bathroom

A modern bathroom with window. Suite to comprise panel enclosed bath with shower over. Wash hand basin inset vanity unit. Low level W.C. Tiled walls.

Bedroom One

A good size double bedroom with dual aspect windows. Radiator.

Bedroom Two

Window to the rear of the property. Mirror fronted wardrobe. Radiator.

Outside

Private front garden.

Disclaimer

In accordance with the Estate Agents Act 1979, we are required to disclose any personal interest in a property. Please note that a member of our staff (or a relative of a staff member) has a personal connection to the seller of this property. This relationship does not affect our obligation to provide a fair and professional service to all parties involved.

Lease - Term - 125 Years with 88 years remaining.

Service Charge - There is no formal service charge arrangement and maintenance expenses are dealt with on an ad hoc basis.

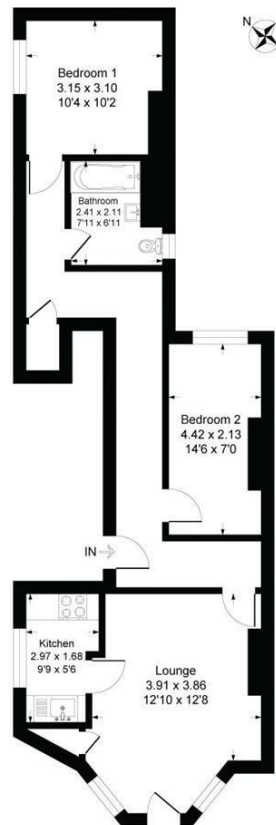
Ground Rent - None

Asking Price £240,000

Seaford Properties bring to the market a beautifully presented two bedroom ground floor flat, with its own garden, situated within walking distance of Seaford town centre and all local amenities. This flat offers two spacious bedrooms, and a bathroom to the rear of the property. To the front you will find a bright lounge, with a window and double glazed door allowing for ample natural light to flood in. The lounge leads to the kitchen with fitted cupboards and room for appliances. The private garden is to the front of the property. Viewings are highly recommended.



Flat 1, 24 Claremont Road, BN25 2BA
Approximate Gross Internal Floor Area = 65.98 sq m / 710 sq ft



Ground 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		75
(55-68) D	60	
(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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