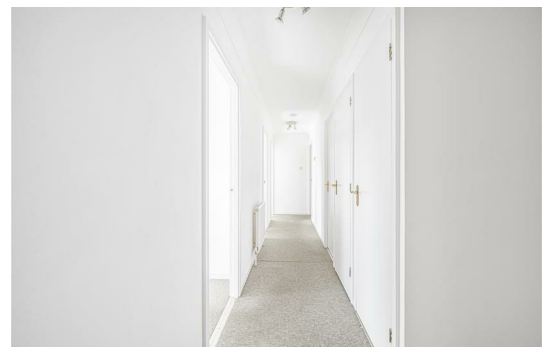




2 Bed
Flat - Purpose Built
located in St. Johns Road



**10 Rayford Court St.
Johns Road
Seaford
BN25 1JW**



Communal Entrance

Entrance Hall

As you enter the flat, the hallway has a large walk in storage cupboard and airing cupboard with hot water cylinder.

Lounge

The lounge has a 'tilt n turn' window with open aspect view and door which opens onto a 'Juliette' balcony. Radiator.

Kitchen

The kitchen has a good range of matching wall and base cupboards, complemented by ample work surface with breakfast bar and tiled splash backs. Inset one and a half bowl sink and drainer unit. Integrated hob with electric oven under, appliance space for washing machine and fridge/freezer. There is a wall mounted 'Worcester' central heating boiler and window to side aspect.

Bathroom

Suite to comprise panel enclosed bath with electric shower and glass screen, Low level W.C., pedestal wash basin, chrome heated towel rail, tiled walls and extractor fan.

Bedroom One

Double bedroom with open aspect views from large 'tilt n turn' windows Radiator.

Bedroom Two

Double bedroom with open aspect views from large 'tilt n turn' windows Radiator.

Parking

Outside to the rear of the property there is an allocated covered parking space and rear access to to Rayford Court.

Asking Price £204,950

Seaford Properties are delighted to bring to the market this first floor flat, located in the heart of the town centre and just a 'stones throw' from Seaford beach and Esplanade. The flat has many benefits which include a share of freehold with long lease, gas central heating, double glazed windows, covered allocated parking and it is being offered with vacant possession. There is a useful storage cupboard on the first floor communal landing, which also houses the meters. Rayford Court is ideally located in St John's Road, within a few hundred yards of the town centre and seafront promenade/beach, bus services and a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs, doctors surgeries, library, railway station with services to London and Brighton.







10 Rayford Court St. Johns Road, Seaford, BN25 1JW



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Approximate Gross Internal Floor Area = 65.70 sq m / 707 sq ft

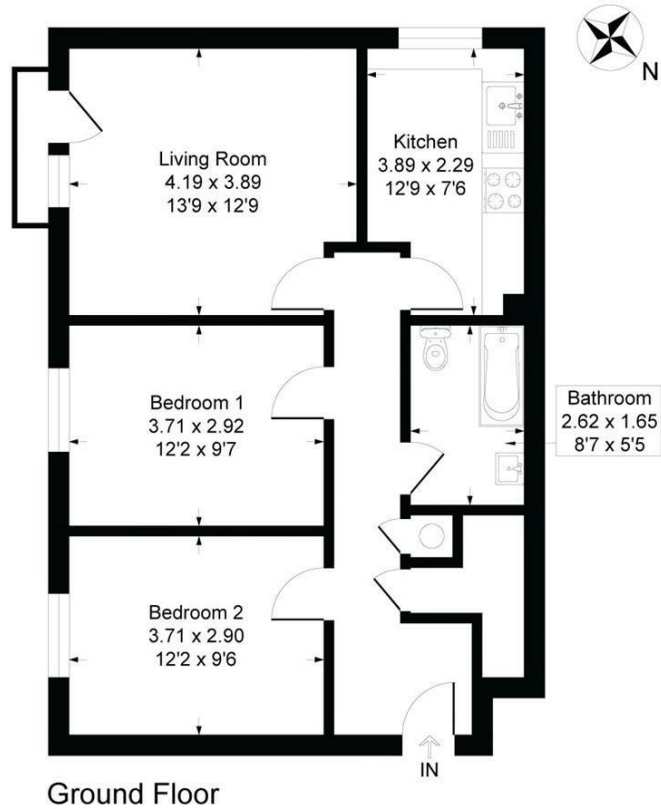
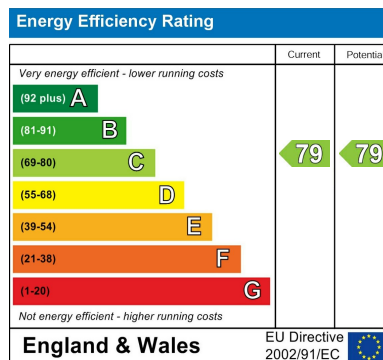


Illustration for identification purposes only, measurements are approximate, not to scale



Lease: 999 years from 29 March 1986
Service Charges: £2509.52 pa
Council tax band: B

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