



9 Belgrave Place Wilmington Road, Seaford, East Sussex, BN25 2LB

ROWLAND
GORRINGE

9 Belgrave Place
Wilmington Road
Seaford
BN25 2LB
£299,000

A two bedroom first floor apartment in this highly desirable development with lifts to all floors, located close to the town centre. No onward chain.

This immaculately presented apartment forms part of this exclusive development, constructed in 2007/08. The flat is accessed via a secure phone entry system with well kept grounds and communal areas. The apartment itself offers open plan living dining room with Juliette balcony, modern kitchen with built in appliances, two double bedrooms, master with en-suite and further family bathroom. Further benefits include gas fired central heating system, uPVC double glazing and assigned parking.

Belgrave Place is conveniently located within a short walking distance of bus services and local parade of shops. The town centre and railway station are approximately a quarter of a mile distant. Seaford town centre offers a wide range of shopping facilities and a choice of restaurants, cafes and bars. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station within the town centre offers a service to London Victoria, Brighton and Lewes. Surrounded by the South Downs National Park, the town offers a wide variety of leisure activities plus over two miles of uncommercialised promenade /beach, two golf courses, a leisure centre, tennis, bowls and sailing clubs, fishing, cycling and walking.



- Purpose Built Apartment
- Balcony
- Lift to All Floors
- Remainder of 125 Year Lease
- Share of Freehold
- Two Bedrooms
- Parking Space
- Popular Location
- No Ongoing Chain



Entrance Hall

Kitchen 3.71m x 2.13m (12'2" x 7")

Lounge 4.78m x 3.18m (15'8" x 10'5")

Bedroom One 4.22m x 2.97m (13'10" x 9'9")

En-Suite

Bedroom Two 3.18m x 2.64m (10'5" x 8'8")

Shower Room

Lease Information

Share of Freehold

Lease: Remainder of 125 Years from March 2008

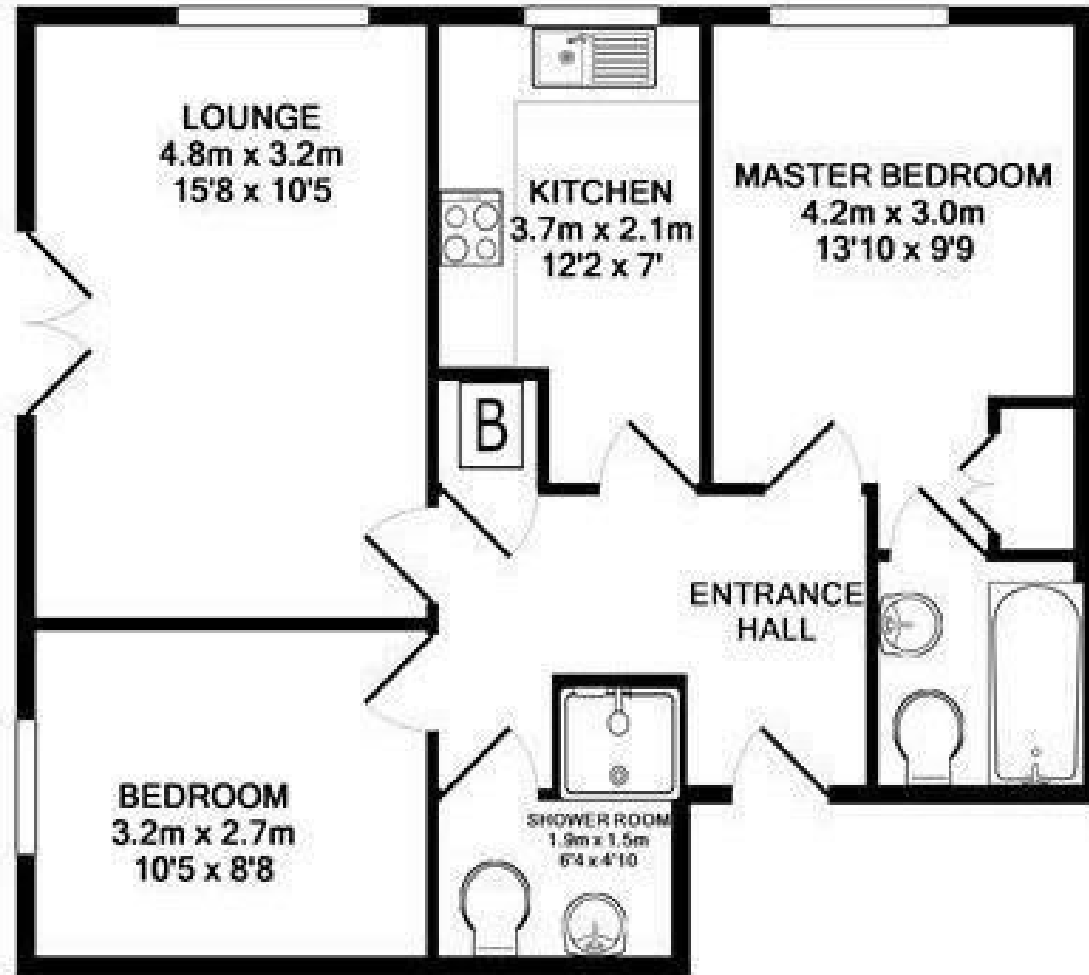
Maintenance: Approximately £1000 per year

Managing Agent: Ross & Co

EPC - B

Council Tax Band - C





Rowland Gorrings Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

