



6 Kingsfold Court Crouch Lane, Seaford, BN25 1PS

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Crouch Lane  
Seaford  
BN25 1PS  
£235,000

A well presented 2nd floor balcony flat with 2 double bedrooms, sea views, share of freehold and allocated parking.

Located within the town centre this 2nd floor flat has views towards the sea. The living/dining room has 2 windows and a glass door leading onto the westerly balcony – which enjoys views towards the sea. The bathroom is a white suite, whilst the kitchen is original with a window view towards the sea. Both bedrooms are double in size with bedroom one having fitted wardrobes. Further features include double glazed windows secure door entry, assigned parking, allocated storage in storeroom and a lift.

Kingsfold Court is within the town centre of Seaford, situated on a corner of Crouch Lane and opposite the picturesque Crouch Gardens. Within easy reach of a variety of shops, cafes, bistros, bars and restaurants. The A259 coastal road (with bus service to Brighton & Eastbourne every 15 mins) and railway station with links to London Victoria and Brighton are a short walk away. The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

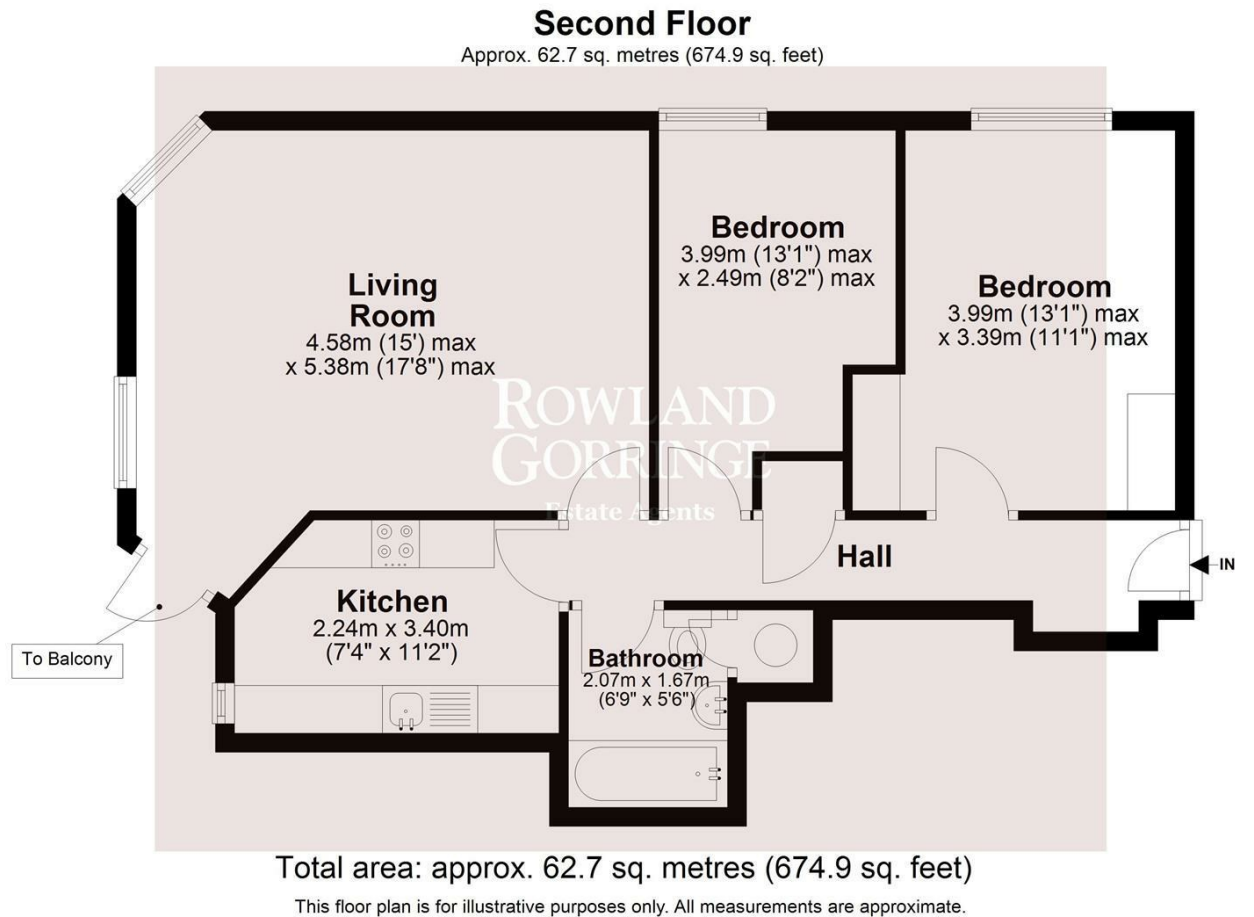


- Balcony
- Two Bedrooms
- Allocated Parking
- Share of Freehold
- Approximately 678 sqft
- Sea Views
- Town Centre
- Lift to All Floors
- No Ongoing Chain



Security Entrance Door  
Personal Door  
Entrance Hall  
Living Room                    5.38m x 4.57m (17'8" x 15')  
Balcony  
Bedroom                                    13'1" x 11'1"  
Bedroom                                    3.99m x 2.49m (13'1" x 8'2")  
Bathroom  
Kitchen                                    3.40m x 2.24m (11'2" x 7'4")  
Allocated Parking  
Share of Freehold -Lease is 99 years from 1999  
Maintenance: £890. half yearly  
EPC: D  
Council Tax: C





**Rowland Gorringe Estate Agents**

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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.

