



Flat 2, 60 Claremont Road, Seaford, East Sussex, BN25 2BH

60 Claremont Road

Seaford

East Sussex

BN25 2BH

Guide Price -

£240,000-£255,000

A well presented two bedroom ground floor flat with impressive private rear garden.

As you enter the property there is useful hanging space for coats and boots. The open plan lounge/dining and kitchen offers light and spacious living. Complemented by engineered oak flooring. The lounge area has double doors which give access to the rear patio and garden. The kitchen is fitted with a good range of high gloss wall and base cupboards. There is ample working surface with inset sink, ceramic hob and extractor canopy, electric oven, integrated fridge/freezer, space for washing machine and cupboard housing the 'combi' boiler.

From the inner hall there is a large walk in store cupboard and good size bathroom comprising modern suite with bath, WC, pedestal wash basin, double shower cubicle with rain head shower and tiled surround.

Bedroom one is a good size double with plenty of wardrobe space and window to side aspect. Bedroom two has a recessed single wardrobe and window to side aspect.

A particular feature of the property is the large rear garden which has separate gated access. There is a patio area and large area of lawn. To the rear of the garden is a raised patio with timber shed. The garden is wall and fence enclosed.

Conveniently located within a short walk of Seaford town centre, railway station and bus services. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs and library. Seaford is surrounded by the South Downs National Park and the English Channel and offers an un-commercialised seafront promenade and many leisure activities.



- GUIDE PRICE - £240,000 - £255,000
- Two Bedroom Ground Floor Flat
- Large Rear Garden
- Share Of Freehold
- Central Location
- Gas Central Heating
- Open Plan Kitchen/Living Area
- Private Entrance
- Close To Local Amenities
- Approximately 678 sqft



Entrance

Open Panned Kitchen/Living Area
6.22m x 4.90m (20'5" x 16'1")

Hallway

Bedroom One 4.22m x 3.25m (13'10" x 10'8")

Bedroom Two 2.46m x 2.31m (8'1" x 7'7")

Bathroom 3.20m x 2.51m (10'6" x 8'3")

Rear Garden

EPC: C

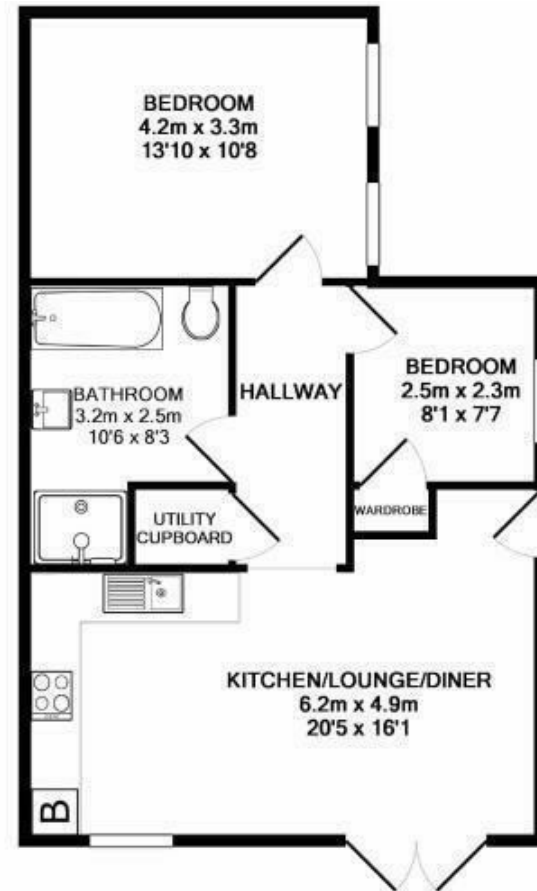
Council Tax Band: A

Share Of Freehold

Lease Length - 115 Years Remaining

Service Charge - £134.00pm





FLAT 260 CLAREMONT ROAD SEAFORD
 TOTAL APPROX. FLOOR AREA 55.8 SQ.M. (600 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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