



Flat 4 Corsica Hall College Road, Seaford, BN25 1JX



# Flat 4 Corsica Hall

## College Road

### Seaford

#### BN25 1JX

#### £460,000

A well-presented, spacious first floor apartment (top floor) with stunning sea views located within the historic and prestigious Grade II listed Corsica Hall on Seaford sea front.

A grand portico with secure phone entry system leads you into the communal wood panelled entrance hall, with the original feature staircase solely leading up to this superb first floor apartment. The apartment itself has high ceilings of the period through-out with all principle rooms and bedrooms having far reaching views. The open plan L-shaped living/dining/kitchen has a dual aspect with living area overlooking the Martello fields towards the Sea whilst the kitchen/dining area has views over Seaford town, towards Newhaven Harbour as well as the iconic Martello Tower (originally a Napoleonic sea defence and now a museum). The impressive 20' main bedroom has 2 fitted double wardrobes, is located to the south/east elevation with views towards Seaford Head and the sea. Bedrooms 2 and 3 have fitted wardrobes and are located to the south/west elevation with views over the promenade and sea. Both modern bathrooms are fully tiled with the principle bathroom also having a separate shower.

Outside the property is located on a small hillock with extensive and well-maintained lawns surrounding with various seating areas. The property has an allocated parking bay and there is considerable visitors parking too. An automatic gate gives access to the development.

Originally built in 1823, the property was later extended and in 2007 sympathetically converted, whilst retaining much of the original character including wood panelling and ornate balustrade to the communal areas.

Corsica Hall is situated on the College Road with commanding views over nearby Seaford beach and its uncommercialised promenade. The Town centre is located within 1/2 of the property with its wide range of shopping facilities, a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station offers a service to London (Victoria 90 minutes) as well as links to Brighton and Eastbourne.



- Seafront Apartment
- 3 Double Bedrooms
- First Floor (Top Floor)
- Allocated Parking
- Communal Gardens
- Stunning Sea Views
- 2 Bathrooms
- Grade II Listed Building
- Gated Development
- No Onward Chain





Entrance Hall

Living/Kitchen/Dining Room

7.42m x 6.63m (24'4" x 21'9")

Bedroom One

6.30m x 4.45m (20'8" x 14'7")

Bedroom Two

4.47m x 3.61m (14'8" x 11'10")

Bedroom Three

4.19m x 4.19m (13'9" x 13'9")

Bathroom

2.97m x 2.69m (9'9" x 8'10")

Bathroom

2.84m x 1.91m (9'4" x 6'3")

EPC: C

Council Tax Band: E

Lease Information-

- Leasehold

- Lease Length: 108 years remaining

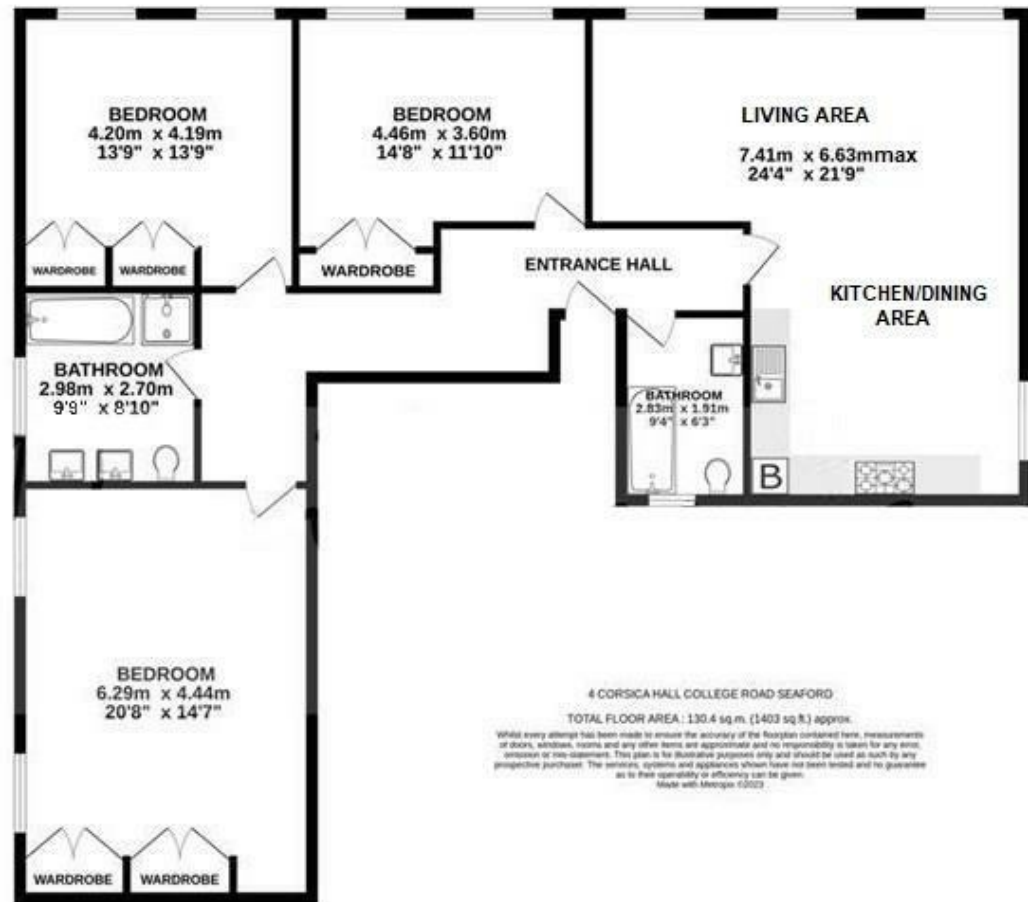
- Maintenance: £2293.73pa

- Ground Rent: £125.00pa





**FIRST FLOOR**  
130.4 sq.m. (1403 sq.ft.) approx.



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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.

