



Flat 3 Hometye House Claremont Road, Seaford, BN25 2BQ

# Flat 3 Hometye House

Claremont Road  
Seaford

BN25 2BQ

£135,000

An immaculately presented one bedroom ground floor purpose built retirement flat with level access to the town centre.

Ideally situated on the ground floor and close to the main entrance, the flat comprises a modern and refitted bathroom, bedroom with built in double wardrobe, hallway with cupboard, living/dining room with door onto the beautiful rear garden and archway into the modern and refitted kitchenette. Benefits include secure phone entry system, electric heating and uPVC double glazing. Facilities available include residential parking to the rear, communal lounge, communal laundry, guest suite, attractive communal gardens, 24hr emergency care line and a house manager.

Situated on a bus route with a local parade of shops nearby. Seaford town centre lies within a quarter of a mile, with its comprehensive range of shops, cafes, restaurants and railway station with direct services to London Victoria. Seaford seafront promenade and beach also lie within a quarter of a mile.



- Modernised Throughout
- Ground Floor
- Refitted Kitchen
- Communal Lounge
- Level Access to Town Centre
- Immaculate
- Stunning Bathroom
- Patio Door from Lounge onto the Garden
- Guest Suite
- No Ongoing Chain



Communal Entrance  
Personal Entrance Door  
Hallway  
Living Room 4.70m x 3.12m" (15'5 x 10'3" )  
Kitchen  
Bedroom 3.66m x 2.62m" (12' x 8'7" )  
Bathroom  
Communal Lounge  
Communal Laundry  
Guest Suite  
Communal Gardens  
EPC: D  
Council Tax: B  
Leasehold: 125 Years from 1988  
Service Charge: £1279 Half Yearly  
Ground Rent: £221 Half Yearly





Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

## 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.

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