



9 Selmeston Court Surrey Road, Seaford, BN25 2NQ

ROWLAND
GORRINGE

9 Selmeston Court

Surrey Road

Seaford

BN25 2NQ

£215,000

A well presented and deceptively spacious two bedroom ground floor flat boasting a south facing balcony and parking.

A spacious and well presented flat with all principle rooms and balcony facing South. The lounge/dining room has french door leading out onto the private balcony. The recently re fitted kitchen which has a good range of wall and base cupboards and integrated appliances. The two bedrooms are both double in size. The fully tiled bathroom comprises of a white suite, bath with shower over, wash hand basin and WC. Further benefits include a good sized entrance hall with space for a desk, share of freehold and allocated parking.

Claremont Road shopping parade, the beach and regular bus services to Brighton/Eastbourne are within a few hundred meters walk. Seaford town centre with its range of shopping facilities, restaurants, cafes and public houses lies within approximately one mile.



- 782 Square Feet
- Ground Floor
- Share of Freehold
- Spacious Apartment

- South Facing Balcony
- Well Presented
- Two Double Bedrooms
- Allocated Parking



Communal Entrance

Private Entrance

Spacious Inner Hall

Lounge 4.98m x 4.55m (16'4" x 14'11")

Kitchen 3.68m x 2.13m (12'1" x 7')

Bedroom 1 5.26m x 3.38m (17'3" x 11'1")

Bedroom 2 3.71m x 2.36m (12'2" x 7'9")

Bathroom

Allocated Parking

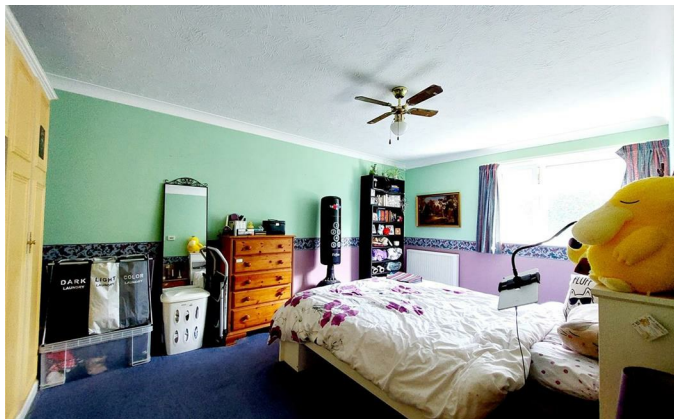
Council Tax: B

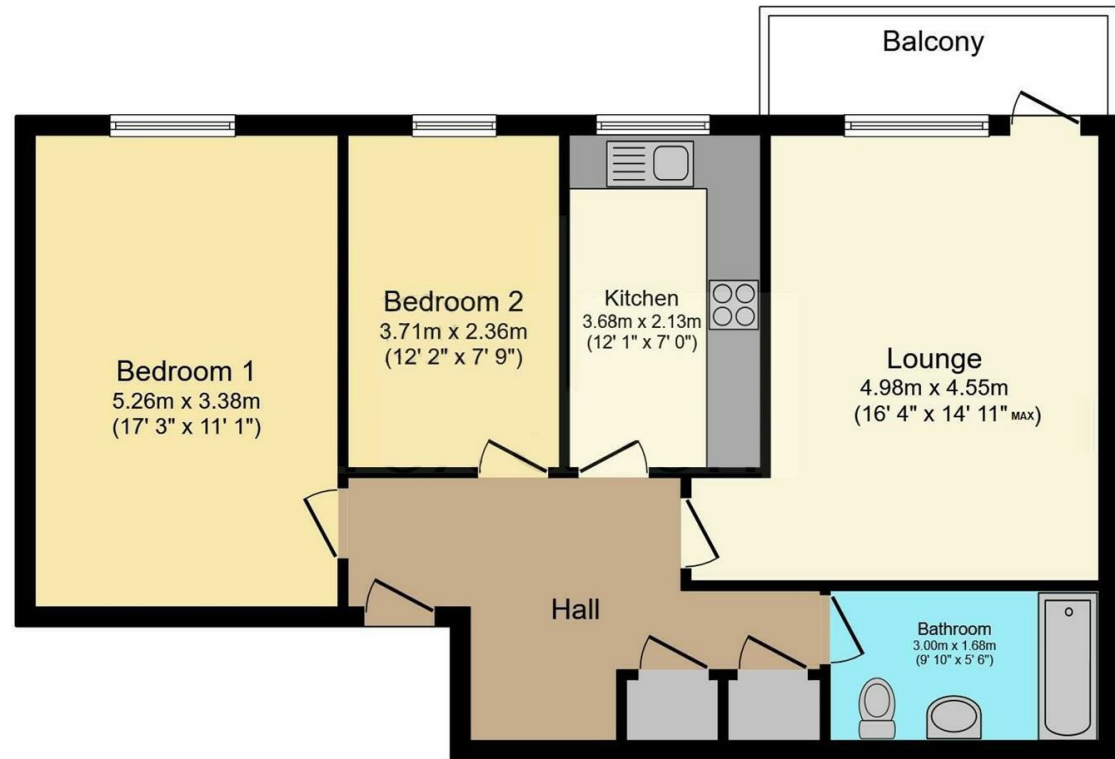
EPC: E

Tenure: Share of Freehold

Lease: 900 + Years

Service Charge: Approx £1500 per annum





Total floor area 72.7 m² (782 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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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