2
BED

A Modern Purpose Built Apartment

4 Litlington Court, Surrey Road, Seaford, BN25 2NZ

Price £190,000

Leasehold

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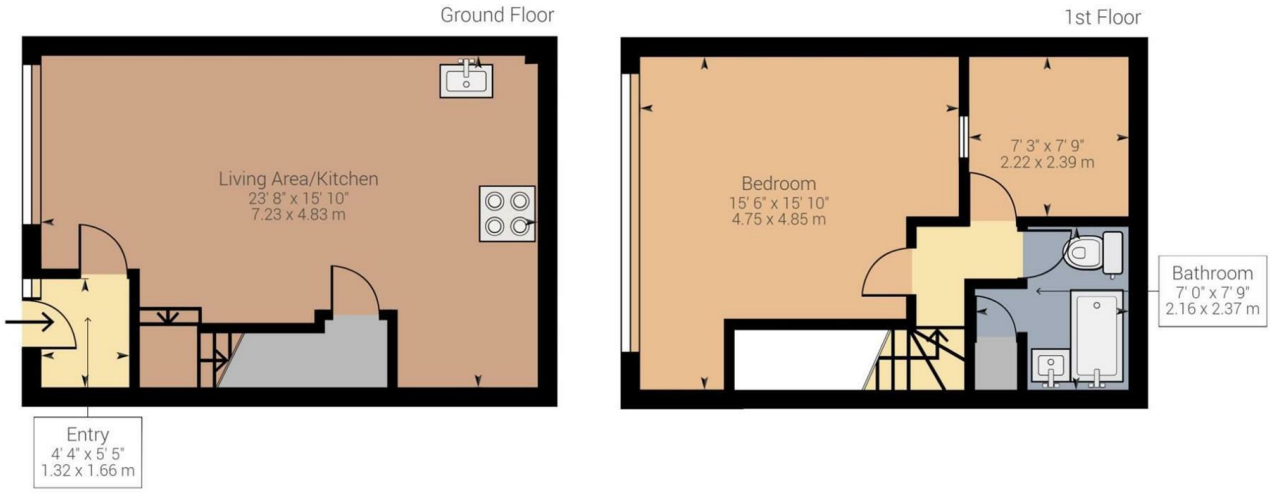
theplan...



Approximate net internal area: 707.60 ft² / 65.74 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented, 1 bedroom maisonette. Situated in a popular location in Seaford, close to local shops, a short walk from the seafront and within easy reach of buses and the train station.

The flat is accessed via a private entrance door leading to a spacious hall with laminate flooring. The open plan living room has two upright electric heaters, a T.V point, an understairs cupboard and large, full height windows to the front.
The kitchen breakfast room has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with cupboard below, there is a built in electric oven with a hob and hood above, plumbing and space for a washing machine, an integrated dishwasher, space for an upright fridge freezer and electric heater.

There are stairs to the first floor landing. The main bedroom is a good size double room with and electric heater, a T.V point and large window to the front overlooking the communal gardens. There is a walk in dressing room or office space with an electric heater and a window to the main bedroom.

The bathroom has been fitted with a white suite comprising a "P" shaped bath with mixer taps and a thermostatic shower over, a close coupled w/c and wall mounted wash hand basin and tiled splashbacks and electric towel rail, extractor fan and airing cupboard housing the hot water tank.

Outside there are well maintained communal gardens and undercover allocated parking.

Outgoings:

Lease: 152 years remaining

Service Charge: £1,576.95 per annum

Council Tax Band: A

Energy Rating: E

moreinfo...

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