



7 HAMILTON HOUSE BELGRAVE ROAD, SEAFORD, BN25 2EL

£135,000

A ground floor studio flat with private entrance and garage situated in a favoured location about half a mile from Seaford town centre and railway station. Local shops and bus routes are close-by in Claremont Road.

The flat, which requires some modernisation and re-decoration comprises; small entrance lobby, shower room, kitchen, and a studio room with uPVC double glazed window and door to the communal grounds.

Offered for sale with vacant possession and no onward chain.

Lease of 999 years from 4th September 1970 (943 years remaining) and service charge of £1,647.56 per year.

- 943 YEARS REMAINING ON THE LEASE
- GROUND FLOOR STUDIO WITH PRIVATE ENTRANCE
- GARAGE
- KITCHEN
- LIVING AND SLEEPING AREA
- BATHROOM
- DIRECT ACCESS TO COMMUNAL GARDEN
- LOCATED APPROXIMATELY HALF A MILE FROM SEAFORD TOWN CENTRE AND RAILWAY STATION





Accommodation

ENTRANCE HALL

Double glazed entrance door and window. Storage cupboard with electric meter and consumer unit. Cupboard housing hot water cylinder and cold water tank. Door to:

STUDIO ROOM

Storage cupboard. Double glazed window and door to communal garden. Storage heater.

KITCHEN

Wall and base units. Work surface with sink and drainer. Space for washing machine, upright fridge freezer and cooker. Double glazed window to rear. Tiled splash back.

BATHROOM

Close coupled WC. Corner bath with mixer tap and shower attachment. Pedestal wash basin and shaver point. Part tiled walls. Extractor fan.

Outside

GARAGE

Situated in compound and accessed via up and over door.

COMMUNAL GROUNDS

Mainly laid to lawn with mature trees and shrubs.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.





COUNCIL TAX BAND

Local Authority: Lewes District Council
Council Tax Band: A

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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EST. 2004