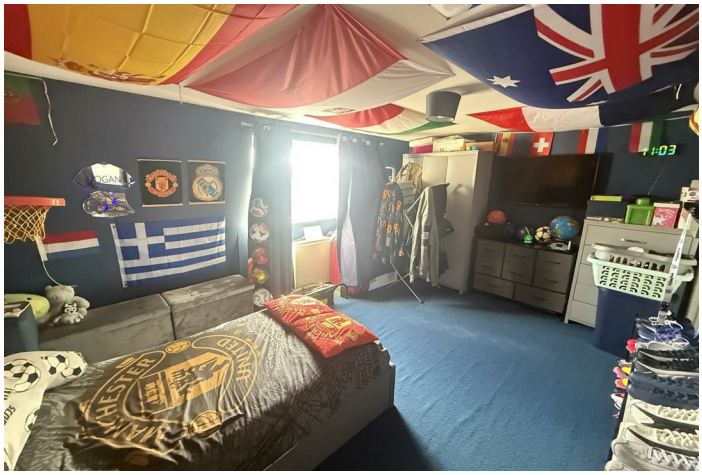
LEASEHOLD







Apartment (EPC Rating: D)

# FLAT 14, BEACHCROFT 9-10 PELHAM ROAD, SEAFORD, BN25 1EN

By Auction

# £75,000

ASTON VAUGHAN
Sales and Lettings

1 1 1 D

# 1 Bedroom Apartment located in Seaford

For Sale by Auction on the 26th of November 2026

Guide Price £75,000

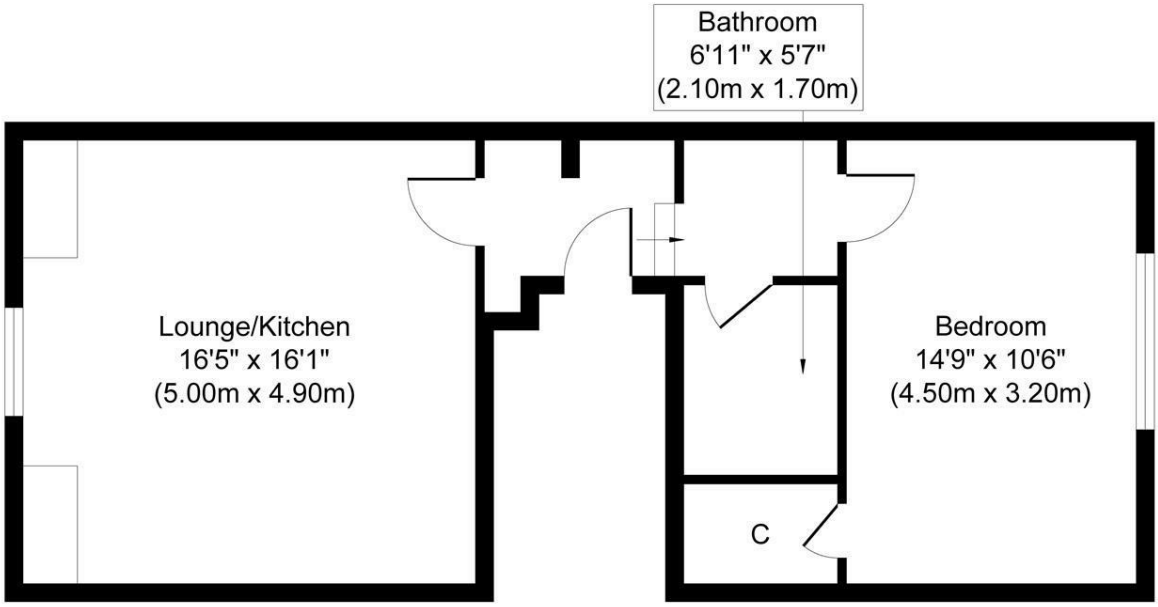
A well-proportioned one-bedroom top-floor apartment, ideally positioned in the heart of Seaford and just a short stroll from the seafront, train station and high street.

The property is currently let on an AST, producing an annual rental income of £6,300. The current rent is significantly below market value, presenting an excellent opportunity for an investor to increase the rental return and enhance the property's overall yield.

The apartment offers well-balanced and versatile accommodation throughout. The spacious open-plan lounge and kitchen is a particular highlight, featuring large windows that flood the room with natural light and create a bright and spacious feel. The well-sized double bedroom benefits from useful built-in storage, while the bathroom provides practical and well-proportioned accommodation.

Combining a highly sought-after central location with well-proportioned accommodation and clear rental growth potential, the property represents an excellent opportunity for investors looking to acquire a well-positioned buy-to-let with scope to improve the income.





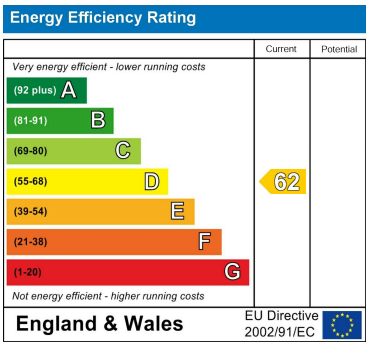

**Approximate Floor Area**
**567 sq. ft**
**(52.65 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## Council Tax Band

D

## Energy Performance Graph




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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