



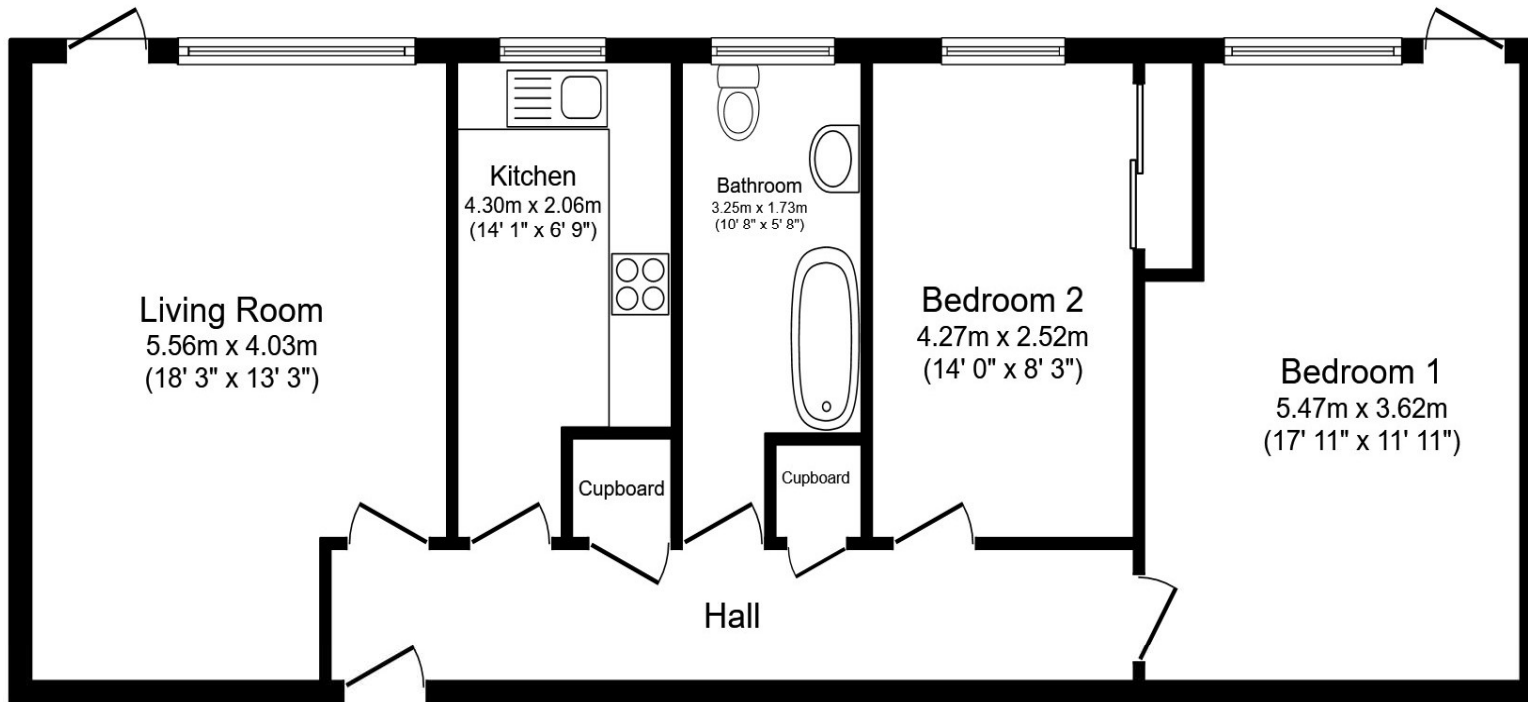
**Selmeston Court Surrey Road, Seaford BN25 2NQ**

**welcome to**

**Selmeston Court Surrey Road, Seaford**

OVER 900 YEAR LEASE & OWN GARDEN! A delightful two bedroom ground floor flat, offering two generous size bedrooms, located within close proximity to the beach and town centre.





## Entrance Hall

## Living Room

18' 3" x 13' 3" ( 5.56m x 4.04m )

## Kitchen

14' 1" x 6' 9" ( 4.29m x 2.06m )

## Bedroom 1

17' 11" x 11' 11" ( 5.46m x 3.63m )

## Bedroom 2

14' x 8' 3" ( 4.27m x 2.51m )

Total floor area 79.7 m<sup>2</sup> (857 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.propertybox.io](http://www.propertybox.io)

welcome to

## Selmeston Court Surrey Road, Seaford

- GROUND FLOOR FLAT
- 999 YEAR LEASE
- OWN GARDEN
- TWO GENEROUS SIZED BEDROOMS
- CLOSE PROXIMITY TO TOWN CENTRE

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1692.00

Ground Rent: 56.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £235,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SEA109015](https://fox-and-sons.co.uk/Property/SEA109015)



Property Ref:  
SEA109015 - 0009

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