



F5 Warwick Court Warwick Road, Seaford, BN25 1RG

ROWLAND
GORRINGE

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£180,000

A 2 bedroom town centre purpose built flat, with commanding views, assigned parking, secure phone entry, share of freehold and no onward chain.

Located on the second floor (top floor) within this purpose built block, the flat is light and spacious. Affording commanding views with floor to ceiling windows in the living/dining room which provide a vista over the main high street through Seaford. The kitchen is set behind with window to the side overlooking the main road. The white bathroom suite is fully tiled. Bedroom 2 is currently being used as a separate dining room. Bedroom 1 has ample storage with 3 built in wardrobes. The hall is well proportioned and has 2 cupboards.

Further benefits include secure phone entry and designated parking to the flat.

Warwick Road is bisected by A259 and is part of the town centre of Seaford. Surrounded by the South Downs National Park, the seaside town of Seaford benefits from two golf courses, a seafront promenade and beach, railway station with 90 minute service to London Victoria. The town centre features a range of shops, cafes, restaurants, pubs, parks and leisure facilities



- Approximately 700sq. ft
- Town Centre Location
- Assigned Parking
- Share of Freehold
- Purpose Built Flat
- 2 double Bedrooms
- Commanding Views
- No Chain



Communal Entrance

Communal Hall

Hall

Living/Dining Room 4.04m x 3.96m (13'3" x 12'11")

Kitchen 3.91m x 1.80m (12'8'9" x 5'10")

Bathroom

Bedroom 1 5.11m x 3.00m (16'4"11m x 9'10")

Bedroom 2 3.94m x 2.08m (12'11" x 6'9")

Assigned Parking

Lease: Share of Freehold

- Lease Length: 115 yrs Remaining

- Maintenance: £1049.83 per 6 months

Council Tax Band: C

EPC: C





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Approximate Gross Internal Floor Area = 65.0 sq m / 700 sq ft

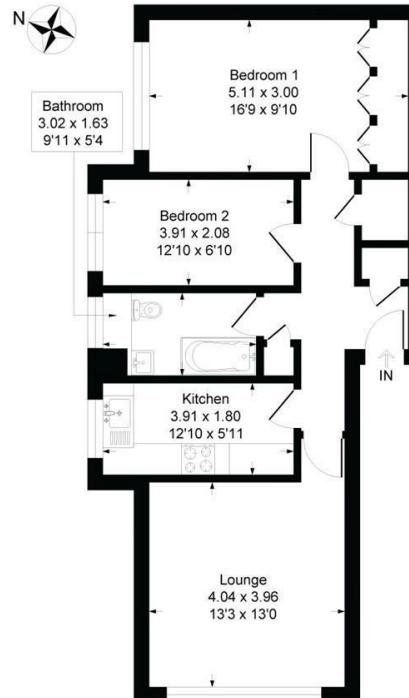


Illustration for identification purposes only, measurements are approximate, not to scale

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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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