

1
BED

Ground Floor Flat with Parking

25 St Crispians Court, Claremont Road, Seaford, BN25 2DZ



Price £175,000

Leasehold

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TOTAL APPROX. FLOOR AREA 48.2 SQ.M. (519 SQ.FT.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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inbrief...

A well presented flat situated on the ground floor of this popular purpose built block, located within easy level walking distance to Seaford town, Esplanade and beach, train station and buses.

The flat benefits from Upvc double glazed windows, modern electric heaters, a modern kitchen with fitted appliances, bathroom and allocated parking.

The communal entrance with door entryphone system leads to a private entrance door. The hallway features wood effect laminate flooring which extends throughout the flat, an electric heater, entry phone, airing and storage cupboards.

The dual aspect lounge/dining room has double glazed windows to front and side, bringing in a lot of natural light with electric heater, television point and telephone point. The double bedroom has a recessed double wardrobe, electric heater and double glazed window overlooking the front aspect.

The modern kitchen has been fitted with a good range of high gloss wall and base units comprising sink and drainer unit set into a working surface with drawers below, integrated washing machine and further appliance space, there is a built in 'Lamona' electric cooker and electric hob above and filtered hood over, part tiled walls and a double glazed window to the rear.

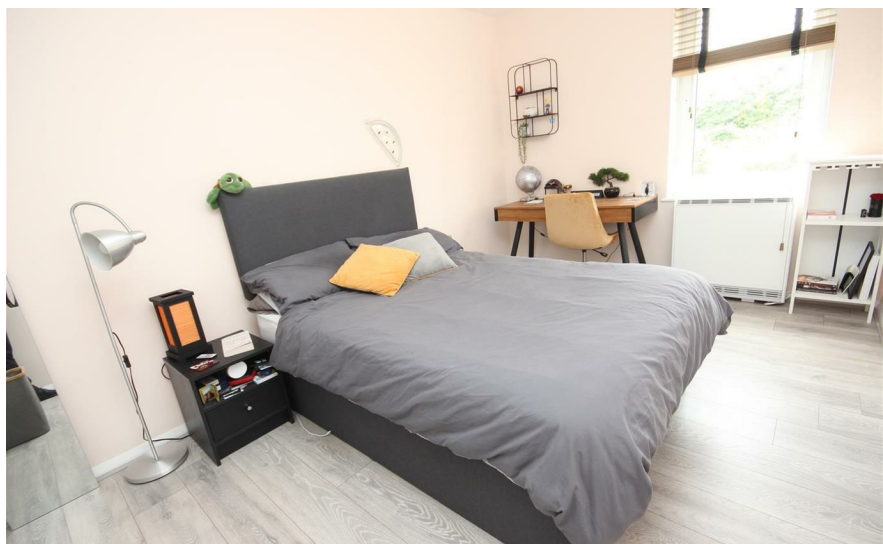
The bathroom has been fitted with a modern white suite comprising panel bath having mixer taps and shower attachment, close coupled w/c, pedestal wash hand basin, part tiled walls, heated towel rail and an extractor fan. Outside there is an allocated parking space conveniently located next to the flat.

Outgoings:

Lease: 125 years from 1986

Service Charge: Approx £1,336.72 Per annum - includes water rates & building insurance.

Ground Rent: £68 per Annum



Energy Rating - C

Council Tax Band - B

moreinfo...



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