

**2 Bed  
Apartment - Purpose Built  
located in Newlands Place**





**Flat 7, 5 Newlands Place  
Seaford  
BN25 4FA**



**Offers In Excess Of  
£350,000**

BREATH TAKING VIEWS OF SEAFORD HEAD AND THE SEA!! Looking for somewhere to “Drop your bags and move in”, this substantial two-bedroom top floor apartment is just what you are looking for. Located on a popular northern edge of Seaford, with its green spaces. Seaford itself is a welcoming coastal town known for its non-commercialised beach and popular walks along Seaford Head and the Sussex Downs. The property is relatively close to Downs Leisure Centre, a parade of shops and bus routes. Seaford town centre is approximately one mile distant, whilst local primary and secondary schools are within approximately half a mile. Viewing is highly recommended.

**Description**

On entering the apartment you are greeted by a spacious entrance hall. Stepping up to the fantastic living room, you will be blown away by the views afforded towards Seaford Head and the sea. The balcony would be a popular spot to appreciate the views and to socialise in the summer months. To the rear of the living room is a well-appointed open plan kitchen that has the benefit of integrated AEG fridge, freezer and dishwasher as well as a four ring gas hob and double oven under. The property further benefits from two superb double bedrooms, bathroom, En-suite shower room and a laundry cupboard situated in the Entrance Hall. There is also an allocated parking bay and the property benefits from a 10 year NHBC. The lease is the balance of 999 years, with maintenance estimated to be £1,612 per year and ground rent is peppercorn. Council Tax Band E and EPC Rating B.

**Communal Entrance**

Secure fob access with stairs to all floors.

**Entrance Hall**

Radiator. Large Store cupboard housing gas fired boiler and doubling up as a Laundry cupboard with AEG washer dryer. Electric consumer unit, extractor fan and heater. Steps up to:

**Living Room**

Two radiators. Double glazed bi-fold doors to balcony with covered storage space and unbelievable views towards Seaford Head and the Sea. Open plan to Kitchen.

**Open Plan Kitchen**

The kitchen is open plan to the living room and is well-appointed with a range of wall and base units. Work surface with one and a half bowl sink unit. Four ring gas hob with cooker hood above and double oven below. Integrated fridge, freezer and AEG dishwasher. Double Glazed window.

**Bedroom One**

Double Glazed window. Recessed walk-in dressing area. Radiator. Door to:

**En-suite**

Suite to comprise close coupled WC, wall mounted wash basin with shaved point above. Shower enclosure. Towel rail. Tiled floor and part tiled walls. Extractor fan.

**Bedroom Two**

Double glazed window. Radiator. Built-in Cupboard.

**Bathroom**

Suite to comprise panel enclosed bath with mixer tap and shower attachment. Wash basin with shaver point above. Close coupled WC. Towel rail and extractor fan.

**Parking**

One allocated space .









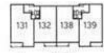
**5 Newlands Place, Seaford, BN25 4FA**



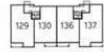




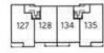
Third Floor



Second Floor



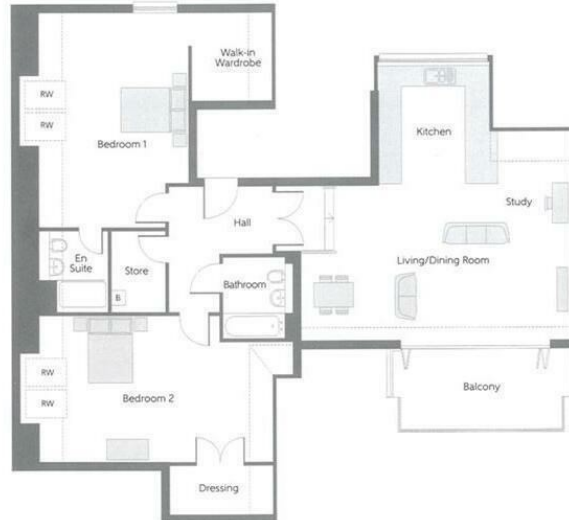
First Floor



Ground Floor

**The Thames  
Apartment 133 & 140 (h)**

Kitchen	3.401m x 2.989m	11'2" x 9'10"
Living/Dining Room	7.457m x 4.192m	24'6" x 13'9"
Bedroom 1	5.977m x 4.060m	19'7" x 13'4"
En Suite	2.177m x 1.832m	7'2" x 6'0"
Walk-in Wardrobe	2.410m x 1.938m	7'11" x 6'4"
Bedroom 2	6.348m x 4.044m	20'10" x 13'3"
Dressing	2.785m x 1.363m	9'2" x 4'6"
Bathroom	2.270m x 1.900m	7'5" x 6'3"



B - Boiler RH - Reduced Head Height RW - Roof Window

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

The items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. Computer generated image shown overall. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliances spaces or furniture. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. 0503-32/05/04.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### CONTACT

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