



PONDSYDE COURT SUTTON DROVE, SEAFORD, BN25 3ET

£68,000

A one bedroom retirement apartment situated on the ground floor of this popular block, within walking distance of Seaford town centre, railway station and bus routes.

Pondsyde Court offers a good range of communal facilities which include a residents' lounge and kitchen, laundry room, guest suite (subject to a nominal charge), reading room, hobbies room and outside patio area to the rear.

The accommodation comprises of a living room with bay window, kitchen with built-in oven and hob, double bedroom with built-in wardrobes, and a well-appointed shower room.

The location benefits from distances less than half a mile into Seaford town centre, and bus stops for routes to Brighton, Eastbourne and Seaford town centre all directly on your doorstep.

- GROUND FLOOR RETIREMENT APARTMENT
- BEDROOM WITH BUILT IN WARDROBE
- LIVING ROOM
- WELL-APPOINTED SHOWER ROOM
- ASSISTANCE CABLES THROUGHOUT THE APARTMENT
- RANGE OF COMMUNAL FACILITIES INCLUDING:
- RESIDENTS LOUNGE & KITCHEN
- LAUNDRY ROOM
- READING AND HOBBIES ROOM





Accommodation

ENTRANCE HALL

Storage cupboard with shelving, and houses the consumer unit, electric meter, Ariston electric water heater and water stopcock. Intercom system and assistance cable.

LIVING ROOM

Wall mounted lighting. Bay window to front. Electric storage heater. Assistance cable. Open plan archway to...

KITCHEN

Integrated oven, hob and cooker hood above. Sink with drainage area. Space for fridge/freezer.

BEDROOM

Built in wardrobe. Wall mounted lighting. Window to the front. Electric storage heater. Assistance cable.

SHOWER ROOM

Walk-in corner shower with glass door surround. Fitted with electric shower. WC. Vanity unit with Integrated wash-hand basin. Wall mounted vanity mirror and light. Wall mounted vanity cupboard. Electric heated towel rail. Extractor fan. Assistance cable.

Communal facilities include:

Residents lounge & Kitchen, laundry, reading room and hobbies room.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Outgoings

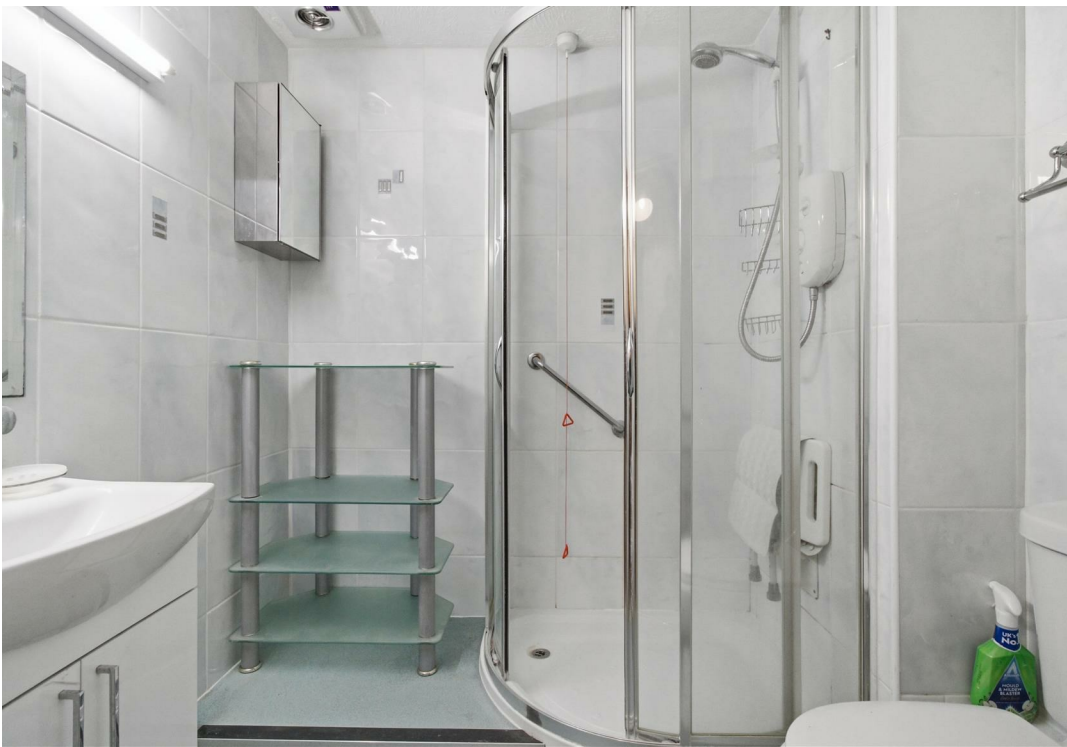
The outgoing for the apartment are as follows:

Lease - 125 Years from 1994

Maintenance - £2077.11 per half year

Ground Rent - £140 per half year





COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band:

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating: D

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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EST. 2004