



12 Rayford Court St. Johns Road, Seaford, BN25 1JW

ROWLAND
GORRINGE

12 Rayford Court
St. Johns Road
Seaford

BN25 1JW

Offers In Excess Of £225,000

A spacious two double bedroom purpose built flat with allocated parking, ideally located for the seafront and town centre.

Located on the third floor this well-presented purpose-built apartment has a spacious and light feel throughout. The living room has a double-glazed window and door opening onto a Juliette balcony with oblique views towards the sea. The modern kitchen/breakfast room has a range of high gloss wall/base units and tilt/turn window with views towards the sea. There is also a modern shower room/wc with corner shower & vanity unit below the washbasin. There is also a good amount of storage with hall cupboard and walk-in cupboard. The apartment also benefits from an allocated covered parking bay and a share of freehold.

Rayford Court is ideally located in St John's Road, within a few hundred yards of the town centre and seafront promenade/beach, bus services and a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs, doctors surgeries, library, railway station with services to London and Brighton.



- Approximately 668sq ft
- 3rd Floor Apartment
- Sea View
- Kitchen/Breakfast Room
- Town Centre
- 2 Double Bedrooms
- Assigned parking
- Share of Freehold



Communal Entrance

Hall

Kitchen/Breakfast Room 3.89m x 2.76m (12'9" x 9'0")

Living Room 5.00m x 3.72m (16'4" x 12'2")

Bedroom 1 2.90m x 4.00m (9'6" x 13'1")

Bedroom 2 3.71m x 2.97m (12'2" x 9'8")

Shower Room/WC 2.63m x 1.67m (8'7" x 5'5")

Walk-in Cupboard

Covered Allocated Parking

Lease: Share of Freehold

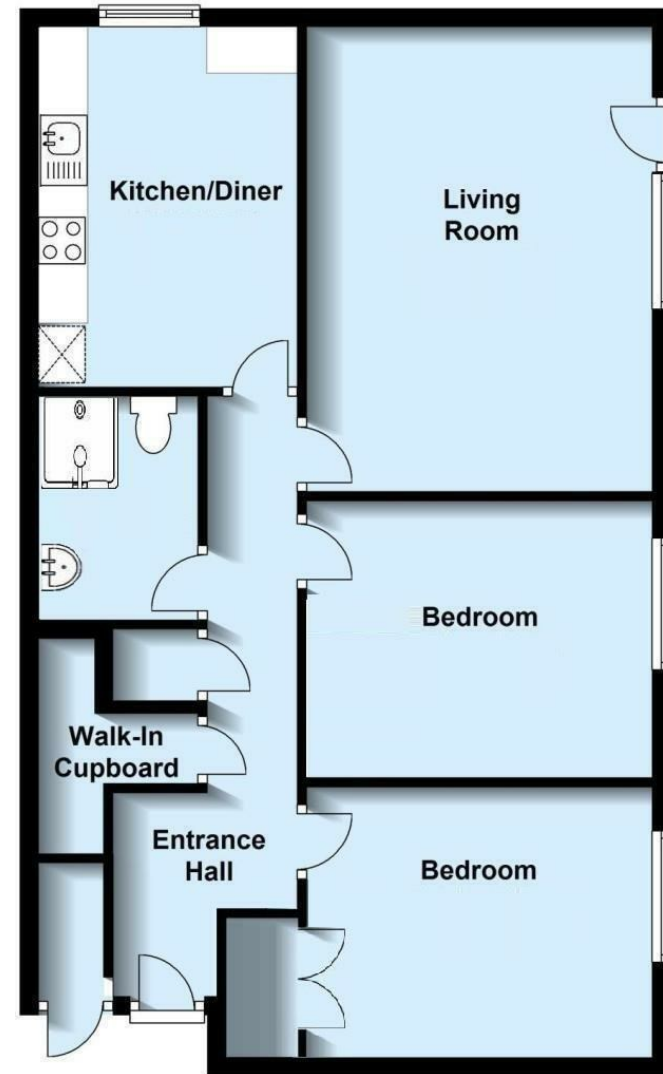
- 959 years (approximately)

- Maintenance: £1400 every 6 months

Council Tax Band: B

EPC: C





Rowland Gorringe Estate Agents

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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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