



CORSICA HALL COLLEGE ROAD, SEAFORD, EAST SUSSEX, BN25 1JX

£500,000



A very spacious ground floor apartment situated at the rear of the building within the historic, Grade two listed, Corsica Hall and conveniently located close to the promenade, beach, Martello Tower and Seaford Head.

The town centre and railway station, shopping centre, restaurants and bus routes are within half a mile.

The accommodation extends to in excess of 1500 square feet comprising an entrance hall with study area, utility room. open plan lounge and kitchen/diner area. Two large double bedrooms both with ample fitted wardrobes, family bathroom and en-suite shower room to the master bedroom.

The property has the benefit of gas central heating, an allocated parking space and pleasant views across playing fields. There is also a private terrace area that can be enjoyed.

An internal inspection is advised to appreciate the wealth of accommodation on offer.

- TWO VERY LARGE DOUBLE BEDROOMS
- GROUND FLOOR APARTMENT
- PRIVATE TERRACE AREA
- EXTENSIVE FITTED WARDROBES TO BOTH BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- WELL-FITTED KITCHEN
- GENEROUS SIZED LIVING ROOM WITH DOORS OUT TO TERRACE
- ENTRANCE HALL WITH STUDY AREA
- UTILITY ROOM
- ALLOCATED PARKING SPACE



**LOUNGE**  
6.23m x 5.91m  
20'5" x 19'5"

**KITCHEN/DINER**  
4.98m x 3.19m  
16'4" x 10'6"

**WARDROBE**

**WARDROBE**

**HALLWAY**

**BEDROOM**  
6.65m x 5.20m  
21'10" x 17'1"

**ENSUITE**  
2.39m x 2.00m  
7'10" x 6'7"

**WARDROBE**

**BEDROOM**  
7.46m x 3.00m  
24'6" x 9'10"

**WARDROBE**

**BATHROOM**  
3.76m x 3.00m  
12'4" x 9'10"

**UTILITY ROOM**  
3.00m x 1.65m  
9'10" x 5'5"

**ENTRANCE HALL WITH SUDY**

TOTAL FLOOR AREA : 147.0 sq.m. (1582 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



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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.

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