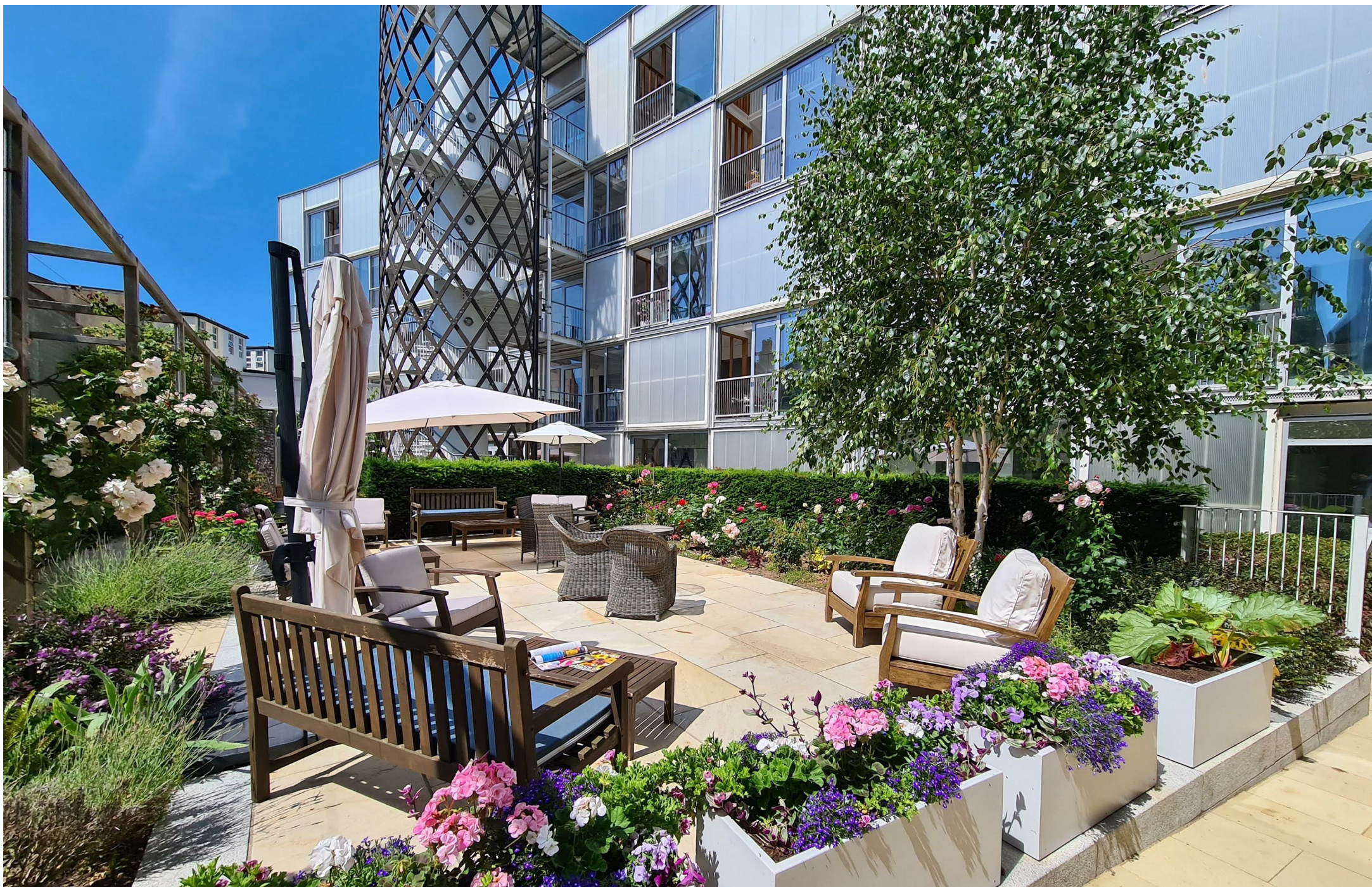




FLAT 3, 5 HORTSLEY SUTTON PARK ROAD, SEAFORD, EAST SUSSEX, BN25 1FA

£195,000



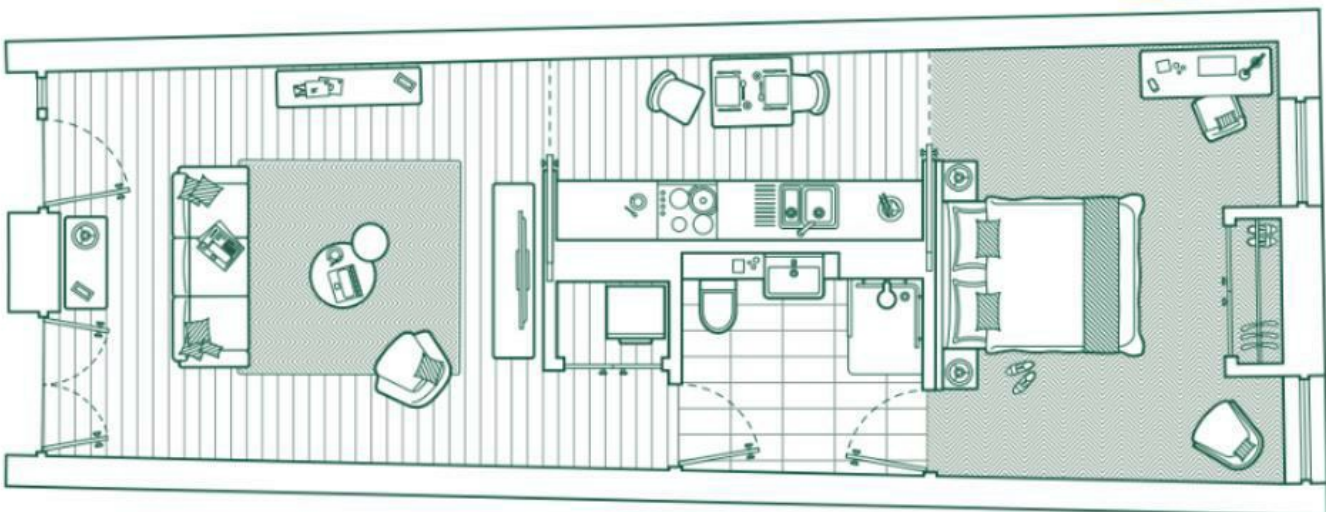
Hortsley Seaford is an age exclusive development for the over 60's and welcomes you to a new chapter of your life. Giving owners peace of mind and security, allowing you to find your dream lifestyle within this wonderful community. Apartment 3 is a ground-floor apartment accessed via lift and stairs and has a spacious open plan feel throughout the accommodation. This delightful home offers a kitchen with integrated appliances. The luxury shower room is fitted with a shower, WC and hand wash basin. The bedroom is to the rear of the property and is of a good size.

Hortsley offers its own haven away from the hustle and bustle of the town. Located on the High Street, you have access to a range of independent shops, cafes, restaurants and excellent public transport facilities. For those who enjoy the outdoor lifestyle, plenty of coastal walks await you.

Lease term 999 years from the 1st of January 2018- 994 years remaining. Service charge £4,589 per year. Ground rent £250 per year. Ground rent review date. The first rent review date shall be the 15th anniversary of the commencement date of the term. Each subsequent review date shall be on the 10th anniversary.

- ONE BEDROOM GROUND FLOOR APARTMENT
- LANDSCAPED GARDENS
- CLOSE TO TOWN CENTRE
- FRIENDLY ON-SITE TEAM
- PARKING (£500 PER ANNUM) SUBJECT TO AVAILABILITY
- COMMUNAL LOUNGE
- GUEST SUITE
- LIFT ACCESS TO ALL FLOORS
- 24-HOUR EMERGENCY CALL SYSTEM
- 991 YEARS REMAINING ON THE LEASE









## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



## 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.

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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*David Jordan*

EST. 2004