



38 Homeshore House Sutton Road, Seaford, BN25 4QQ

38 Homeshore House

Sutton Road

Seaford

BN25 4QQ

£95,000

A second floor, one bedroom retirement flat.

With a modern kitchen, refitted shower/wc and repainted, the apartment is superbly presented though-out. The kitchen is open to the 17' living/dining room, a juliette balcony gives a westerly aspect whilst overlooking the attractive communal gardens. The double bedroom has built in double wardrobes and views onto the gardens. The shower room has tiled walls and fitted units. The secure phone entry system and a storage cupboard are located in the hallway. There is uPVC double glazing . Further benefits include residents lounge with views over the communal garden, communal laundry, guest suite, communal kitchen, off road parking, house manager and 24 hour careline system.

Homeshore House is located on the coastal A259 road with bus stops outside the building giving easy access to Brighton, Seaford town centre and Eastbourne. With less than 1/2 miles level walk into Seaford town centre, the property is ideally located.



- Approximately 456sq ft
- Modern Kitchen
- Juliette Balcony
- Residents Parking
- Secure Phone Entry

- First Floor 1 Bedroom Apartment
- Shower Room/WC
- Superbly Presented
- Residents Lounge
- No Onward Chain



Hall	
Kitchen	21.8m x 1.63m (71'6" x 5'4")
Living/Dining Room	5.28m x 3.20m (17'3" x 10'5")
Bedroom	4.90m x 2.64m (16'0" x 8'7")
Shower room/WC	2.01m x 1.65m (6'7" x 5'4")

Entrance Hall

Residents Lounge

Residents Kitchen

Residents Laundry

Communal Gardens

Residents Parking

Leasehold:

- years remaining: approx. 60

- Service Charge: £2252.84 per 6 months

- Ground Rent: TBC

Council Tax Band: B

EPC: C





38 Homeshore House, BN25 4QQ

Approximate Gross Internal Floor Area = 42.36 sq m / 456 sq ft

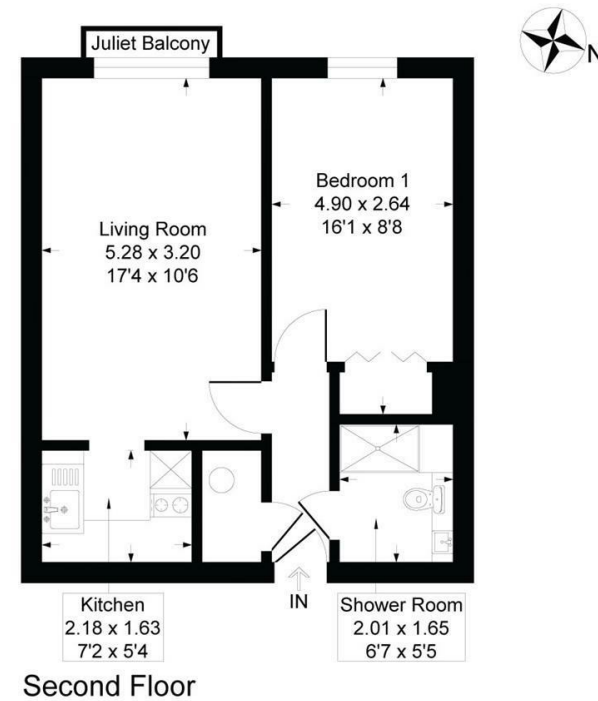


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrings Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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.

**ROWLAND
GORRINGE**