







# 2 Bed
# Flat
# located in Claremont Road

SEAFORD PROPERTIES

**36 St. Crispians Court**
**Claremont Road**
**Seaford**
**BN25 2DZ**

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** Guide Price £190,000 - £200,000 ** Seaford Properties are delighted to bring to the market this spacious two bedroom purpose built flat, in a convenient location within walking distance of local shops, mainline station and seafront. The property is well presented and comprises of inner hallway, a dual aspect lounge/dining room, kitchen, double bedroom with built in wardrobe, single bedroom and modern bathroom. Further benefits include double glazing, secure phone entry system and allocated parking . The property is being offered with no onward chain. EPC Rating C | Council Tax Band B | Current Service Charge £2417.22 pa. | Lease 215 years from 1986

## Communal entrance
Entryphone system, stairs to upper floors.

## Entrance Hall
Night storage heater, airing cupboard with hot water tank, large storage cupboard.

## Lounge
Dual aspect room with full height patio doors with Juliette balcony, night storage heater, TV point, laminate flooring.

## Kitchen
A well-appointed fitted kitchen with a matching range of wall and base units. Work surface with inset single bowl sink and drainer unit, space for upright fridge freezer, space and plumbing for washing machine and cooker space. Double glazed window.

## Bedroom One
Double glazed window. Electric heater.

## Bedroom Two
Double glazed window. Electric heater.

## Bathroom
Suite to comprise panel enclosed bath with electric shower, pedestal wash basin with mirror over, low level W.C., electric shaver point and tiled walls.

## Outside
Allocated Parking Space

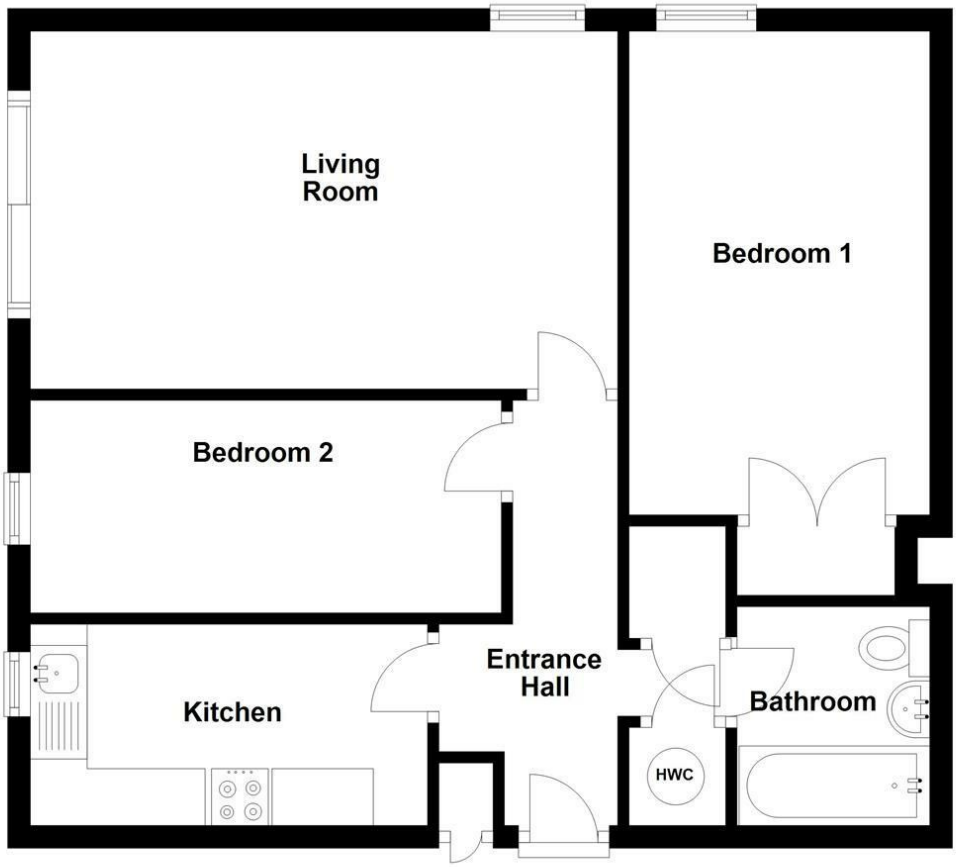
## Declaration of Interest
In accordance with the Estate Agents Act 1979, we disclose that the seller of this property has a connected interest with Seaford Properties Ltd.



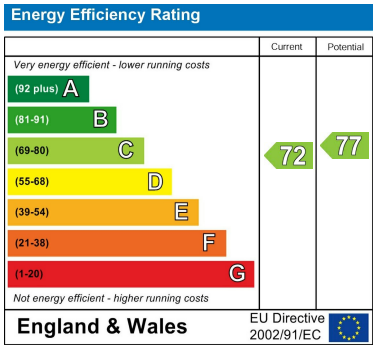


# Second Floor

Approx. 55.2 sq. metres (593.7 sq. feet)




Total area: approx. 55.2 sq. metres (593.7 sq. feet)




**Lease : 215 years from 1986**
**Maintenance & Ground Rent: Ask Agent**
**EPC Rating C**
**Council Tax Band B**


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