



Flat 3, 2, Pelham Place Pelham Road, Seaford, BN25 1EN

ROWLAND
GORRINGE

Pelham Place
Pelham Road
Seaford

BN25 1EN

£140,000

A ideally situated one bedroom flat located in the heart of Seaford Town. No Onward Chain.

This property forms the 2nd floor of a large Victorian house converted into apartments. Light and bright throughout this flat is well proportioned with internal accommodation comprising; spacious living room with double glazed windows boasting views over roof tops towards the sea. Practical kitchen fitted with matching wall and base units, ample space for appliances and great usable work top space. The modern shower room is well presented and finished with stand alone shower, wc and hand wash basin. The bedroom is generously sized featuring built in storage and a window looking out over Seaford Town.

Further benefits include entry system from the flat.

Pelham Road is ideally located within the town centre and close to the seafront promenade and beach. The coastal town of Seaford itself is surrounded by the South Downs National Park and is the largest town within the Lewes district. There are various shops, cafes, public houses, two medical surgeries and leisure activities varying from two golf courses, a sailing club, mountain biking, hiking, football, rugby and numerous others. Transport links with bus services to Eastbourne and Brighton, a railway station with services to London/Victoria and the nearby town channel port of Newhaven has daily services to Dieppe, a busy yacht marina and fishing fleet.



- Approximately 409 sqft
- Second Floor
- Close to Train Station
- No Onward Chain
- One Bedroom
- Ideally Situated
- Close to Local Ammenities



Living Room/Kitchen 5.16m x 4.72m (16'11" x 15'5")

Shower Room 1.98m x 1.51m (6'5" x 4'11")

Bedroom 3.85m x 3.07m (12'7" x 10'0")

Hall

Council Tax - A

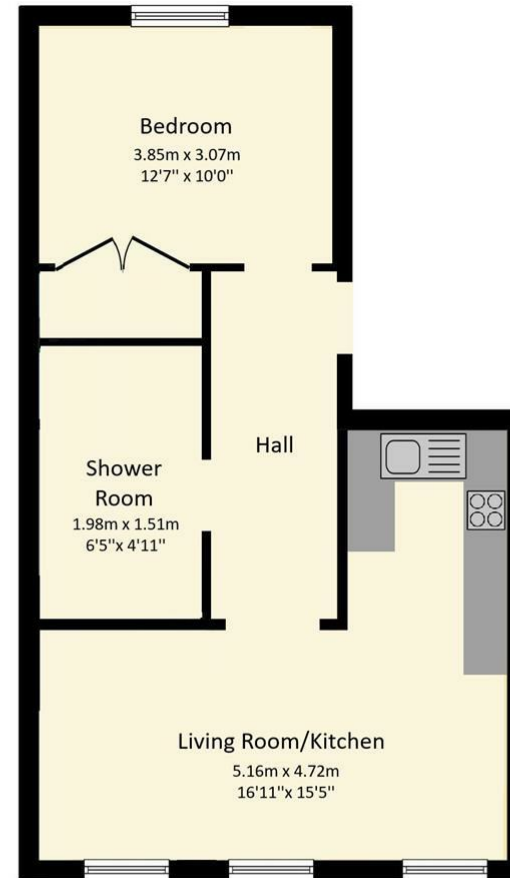
EPC - D

Lease - 145 Years

Ground Rent - Peppercorn

Maintenance - 2318pa





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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