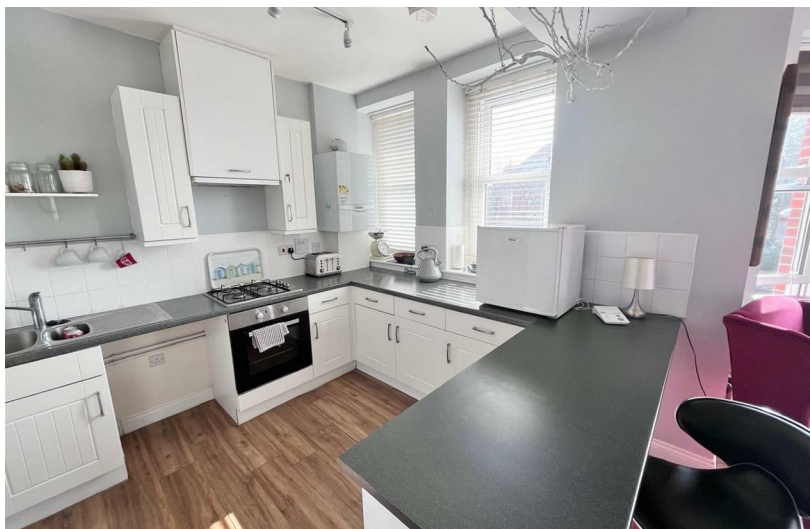


2  
BED

# Level Walk to Seaford Town

Flat 5 9, Sutton Avenue, Seaford, BN25 4AX

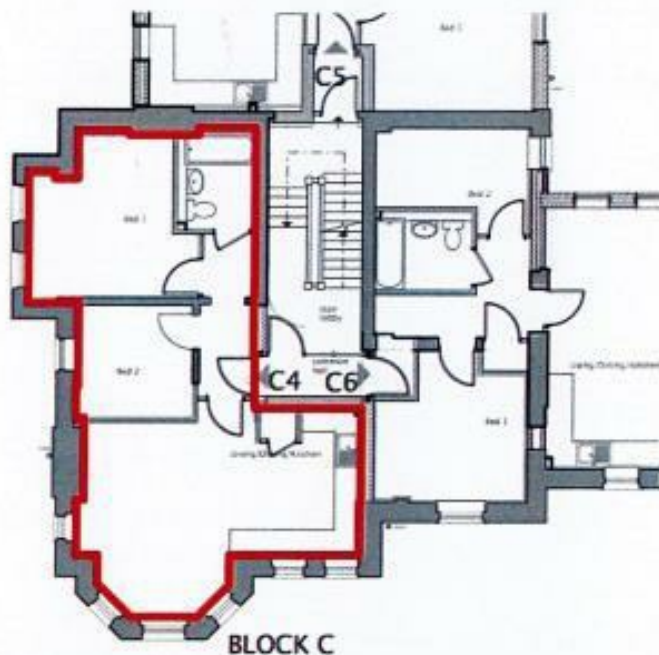


Shared ownership £84,000

Leasehold

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## inbrief...

This two double bedroom apartment is situated on the first floor of this imposing development located on the corner of Sutton Avenue and Southdown Road and benefits from distant headland and sea views. Further benefits include a recently refitted shower room/WC, double glazed 'sash' windows and gas central heating with a Vaillant combi boiler and an allocated parking space.

THE PROPERTY IS BEING OFFERED FOR SALE WITH THE OPTION TO PURCHASE A 35% SHARE THROUGH GUINNESS TRUST, OR 100% OF THE PROPERTY AT AN ASKING PRICE OF £255,000.00

As you enter the property the entrance hall has parquet flooring and video entry phone.

A particular feature is the dual aspect open plan lounge kitchen. The lounge area 13'1" x 15'2" into bay has a built in window seat with storage and distant views towards the 'iconic' Seaford head and towards the sea.

The kitchen 11'4" x 8'1" max has a good range of 'Shaker' style wall and base cupboards complemented by ample working surface and breakfast bar. There is an inset stainless steel sink, gas hob with extractor and electric oven, appliance space for fridge/freezer, washing machine and recessed pantry cupboard.

Bedroom one 12'10" x 12'5" has distant sea views, whilst bedroom two is also a double room 9' x 8'10" and benefits from distant sea views.

The recently updated shower room has a contemporary style suite comprising a glass shower cubicle with mains thermostat shower, wash basin, WC and tiled walls.

OUTGOINGS: SERVICE CHARGE - £77.52 pm LEASE - 112 years remaining



Energy Rating - D

Council Tax Band - B

## moreinfo...



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