



Flat C, 1 Stafford Road, Seaford, East Sussex, BN25 1UH

ROWLAND
GORRINGE

Flat C, 1 Stafford Road
Seaford
East Sussex
BN25 1UH
Offers In Excess Of £140,000

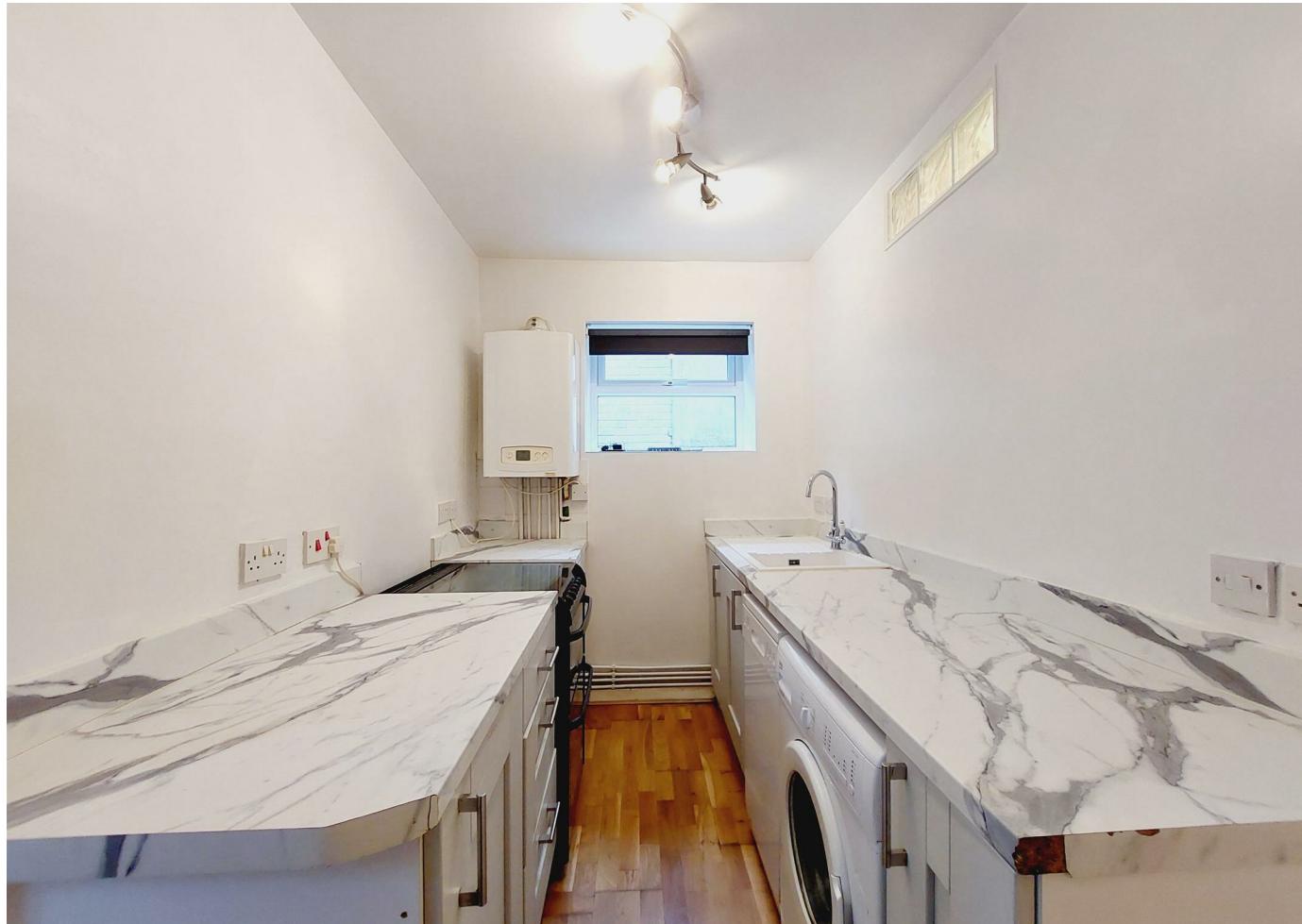
A one bedroom ground floor flat with its own entrance, located within the town centre.

The property has a triple aspect living room, double bedroom, modern kitchen and bathroom. Benefits include: generous storage -a hall cupboard, double hall cupboard/wardrobe, partially boarded loft space accessed from the living room. The flat also has its own entrance. Gas fired central heating and uPVC double glazing.

Ideally situated in the town centre, close to bus services and a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs, doctors surgeries, library, railway station with services to London or Brighton and seafront promenade with beach.



- Flat with Own Entrance
- Town Centre Location
- No Onward Chain
- 1 Double Bedroom
- Loft Storage
- Approximately 439.3 sq. feet



Hall

Living/Dining Room	3.61m x 3.48m (11'10" x 11'5")
Kitchen	3.78m x 1.83m (12'4" x 6'0")
Bedroom	3.58m x 2.77m (11'8" x 9'1")
Bathroom/WC	2.16m x 1.93m (7'1" x 6'3")

Leasehold:-

- Maintenance & Ground Rent: £88.70 per qtr
- Lease Length: 150 years remaining

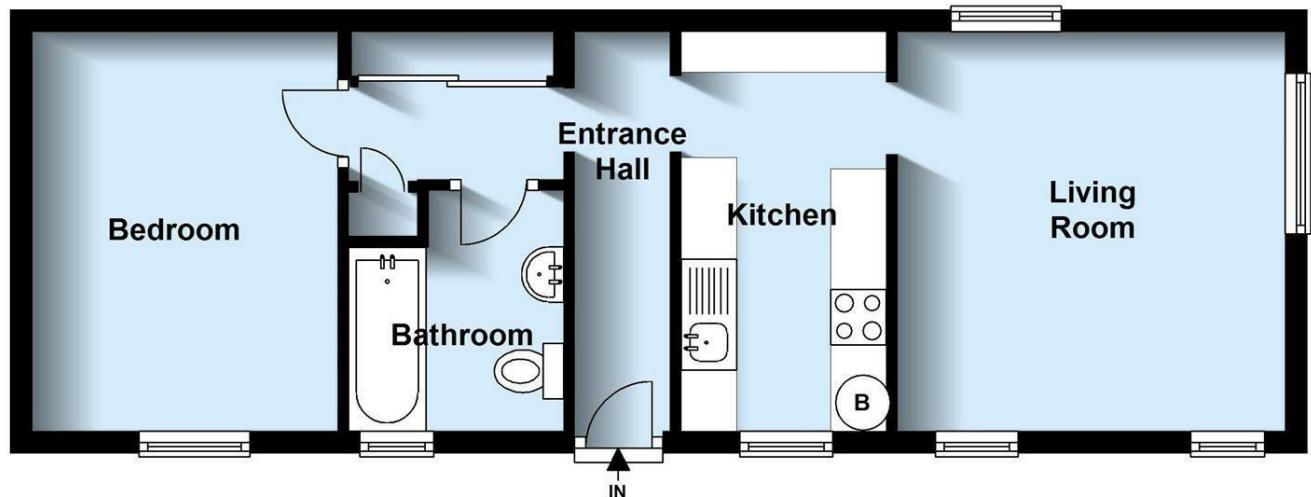
Council Tax Band: A

EPC: D





Approx. 40.8 sq. metres (439.3 sq. feet)



Total area: approx. 40.8 sq. metres (439.3 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorringe 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.

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