



36 Hometye House Claremont Road, Seaford, BN25 2BQ

# 36 Hometye House

Claremont Road  
Seaford

BN25 2BQ

£100,000

A well presented one bedroom second floor purpose built retirement flat with stunning sea views and level access to the town centre.

Offering envious and impressive sea views this flat comprises a shower room, bedroom with built in wardrobe, hallway with cupboard, living/dining room over looking the salts recreation ground and sea and archway into the kitchenette. Benefits include secure phone entry system, electric heating and uPVC double glazing. Facilities available include residential parking to the rear, communal lounge, communal laundry, guest suite, attractive communal gardens, 24hr emergency care line and a house manager.

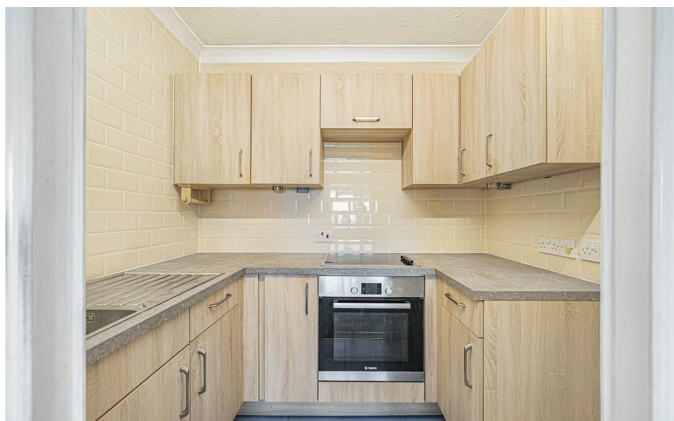
Situated on a bus route with a local parade of shops nearby. Seaford town centre lies within a quarter of a mile, with its comprehensive range of shops, cafes, restaurants and railway station with direct services to London Victoria. Seaford seafront promenade and beach also lie within a quarter of a mile.



- Sea Views
- House Manager
- Level Access to Town Centre
- Residents Lounge
- Purpose Built Retirement Flat
- Residents Parking
- Stunning Views
- Over 60's



|                                |                               |
|--------------------------------|-------------------------------|
| Communal Entrance              |                               |
| Personal Entrance Door         |                               |
| Hallway                        |                               |
| Kitchen                        | 2.21m x 1.63m (7'3" x 5'4")   |
| Living Room                    | 4.65m x 3.20m (15'3" x 10'6") |
| Bedroom                        | 3.63m x 2.64m (11'11" x 8'8") |
| Bathroom                       |                               |
| Communal Lounge                |                               |
| Communal Laundry               |                               |
| Guest Suite                    |                               |
| Communal Gardens               |                               |
| EPC: B                         |                               |
| Council Tax Band: B            |                               |
| Leasehold: 88 Years Remaining  |                               |
| Service Charge: TBC            |                               |
| Ground Rent: £442.94 Per Annum |                               |





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Approximate Gross Internal Floor Area = 38.5 sq m / 415 sq ft

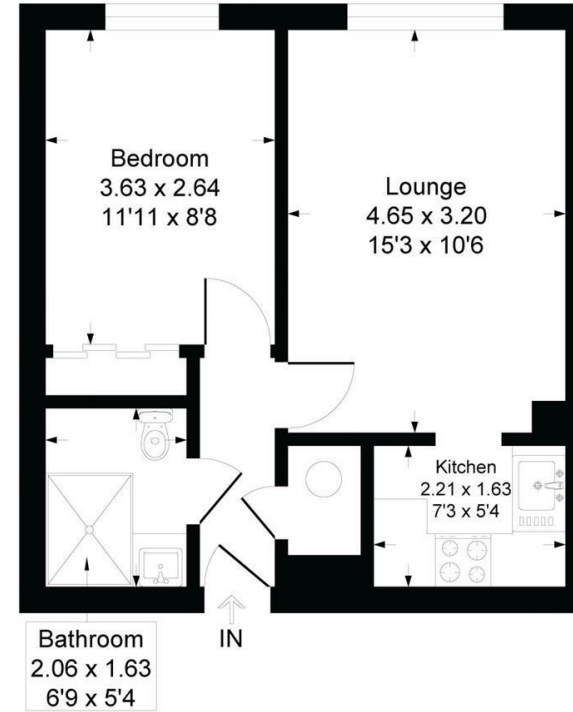


Illustration for identification purposes only, measurements are approximate, not to scale

#### 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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