



Flat 15, Cunningham Court Ringmer Road, Seaford, BN25 1AW

Cunningham Court  
Ringmer Road

Seaford

BN25 1AW

£175,000

A top floor 1 bedroom purpose built flat, located between Seaford town centre and the seafront, with parking space, 900+ year lease and no onward chain.

West facing, this 1 bedroom flat is very light and airy with a parking space to the rear. The kitchen is found off the living room with ample cupboards, practical worktop and plumbing for additional appliances. This property boasts both a spacious living room and generous bedroom size. In the bathroom you will find bath, wc and wash basin. Other benefits of this property include walk-in cupboard/storage, secure phone entry system and double glazed windows.

Cunningham Court can be found on Ringmer Road which is ideally located between Seaford' town centre and the unspoilt seafront promenade/beach. The coastal town of Seaford itself is surrounded by the South Downs National Park and English Channel. 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.



- Approximately 495 sq ft
- Allocated Parking Space
- Close to Town Centre
- One Bedroom
- 964 Year Lease
- Top floor (2nd floor)
- Stones Throw Away from the Seafront
- No Onward Chain



Hall	
Living Room	4.88m x 3.05m (16'49 x 10'39)
Kitchen	2.74m x 2.13m (9'24 x 7'45)
Bedroom 1	3.66m x 2.44m (12'88 x 8'37)
Bathroom	2.13m x 2.01m (7'89 x 6'07)

Allocated Parking Space

Lease Information

Lease Length Remaining - 965 years

Service Charge - Approx £1600 pa

Ground Rent - Peppercorn

Council Tax Band - B

EPC - C





## 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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