

2 HOMESHORE HOUSE, SUTTON ROAD, SEAFORD, BN25 4QQ

£99,950

This ground floor apartment benefits from direct access to a more private, easterly-facing communal garden. The accommodation comprises a kitchenette, sitting/dining room, double bedroom and shower room.

Residents enjoy access to excellent communal facilities, including a spacious lounge overlooking the beautifully maintained gardens, laundry room, guest suite (subject to additional charges), passenger lift, off-road parking, a house manager and a 24-hour Careline system.

Homeshore House is a sought-after retirement development conveniently situated within half a mile of Seaford town centre and railway station. Bus stops are located within approximately 50 metres, providing regular services between Brighton and Eastbourne.

The property is offered for sale with vacant possession and no onward chain, subject to the grant of probate.

Lease: 99 years from 1 September 1984.
Ground rent: £219.93 per half year.
Service charge: £1,606.24 per half year.

- ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- DIRECT ACCESS TO SIDE GARDEN
- LOUNGE / DINER
- KITCHENETTE
- SHOWER ROOM
- DOUBLE GLAZED
- COMMUNAL FACILITIES INCLUDING A LARGE LOUNGE WITH SCENIC VIEWS OF THE BEAUTIFUL GARDENS, LAUNDRY ROOM, GUEST SUITE (SUBJECT TO CHARGES)
- CONVENIENTLY SITUATED WITHIN HALF A MILE OF SEAFORD TOWN CENTRE AND RAILWAY STATION
- BUS STOPS ARE LOCATED WITHIN APPROXIMATELY 50 METRES
- OFFERED FOR SALE WITH VACANT POSSESSION AND NO ONWARD CHAIN, SUBJECT TO THE GRANT OF PROBATE









Main entrance doors open into communal entrance hall with lift and staircase to upper floors.

Personal door to:-

Accommodation

ENTRANCE HALL
Entryphone system. Cupboard housing water tank, electric consumer unit and electric meter.
LOUNGE / DINING ROOM
Double glazed window overlooking and door stepping out to the rear garden. Electric wall mounted heater. Arch to:-
KITCHENETTE
Range of wall and base units. Electric hob with cooker hood above and elevated electric oven. Sink and drainer with tiled splashback. Space for under counter fridge.
BEDROOM
Double glazed window overlooking side garden. Built in wardrobe. Electric wall mounted heater.
SHOWER ROOM
Shower enclosure with Bristan electric wall mounted shower. Wash basin set into vanity unit with mirror above. Close coupled WC. Heated towel rail. Extractor fan.

Outside

The easterly facing side garden can be accessed directly from the apartment, whilst the main communal garden, which enjoys a southerly aspect, is accessed via the communal sitting room. Both gardens are predominantly laid to lawn, with established trees and shrubs.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.





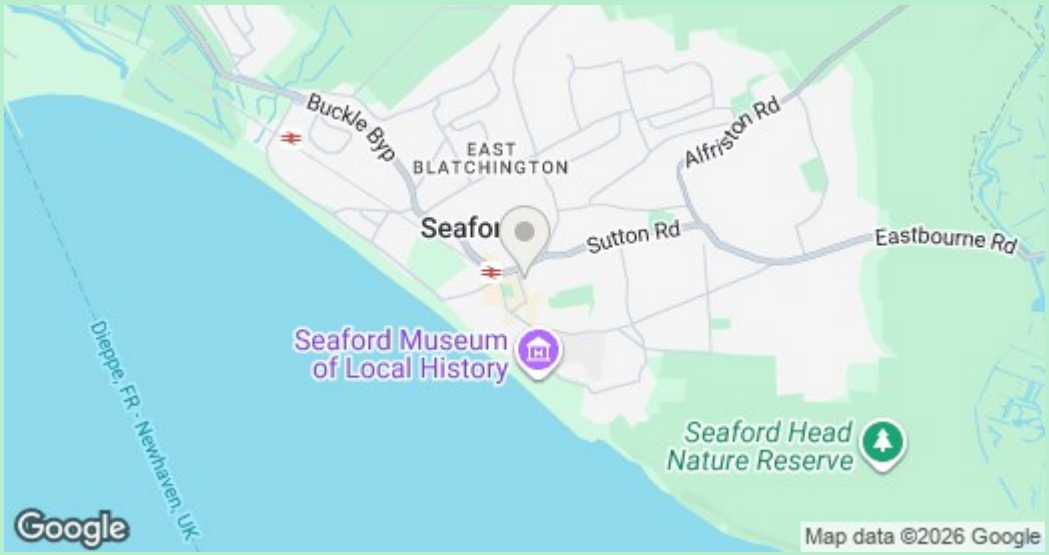
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: A

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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