



## Flat 1, 39 Claremont Road, Seaford, BN25 2QD

Offers Over £185,000

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## Flat 1, 39 Claremont Road

Seaford

Situated in a superb location just yards from the seafront and within an easy, level walk of the main town, shops, cafes, and excellent public transport links, this ground floor one bedroom flat offers both comfort and convenience in equal measure.

The property is presented in good decorative order throughout, making it a move-in-ready option with no onward chain. Upon entering, you are welcomed by a hallway leading to a spacious lounge that benefits from ample natural light, providing an inviting setting for relaxation or entertaining guests. The modern kitchen is equipped with contemporary units and integrated appliances, offering storage and workspace. The double bedroom is well-proportioned, easily accommodating a range of furniture, and features neutral décor. The modern shower room has been stylishly fitted with quality fixtures, including a large walk-in shower, sink unit, and tasteful tiling, ensuring a fresh and functional environment.



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Additional benefits include an allocated parking space, an enclosed area of garden to the front, double glazing, and efficient heating, all contributing to a comfortable and low-maintenance lifestyle. This property represents an ideal opportunity for first-time buyers, downsizers, or investors seeking a well-appointed home in a highly sought-after coastal setting with every amenity close at hand. The property has been rented out in the past for £900.

We cannot emphasise enough the fantastic location of this flat, being situated within walking distance of everything needed on a day to day basis including shops, pubs, restaurants, and of course, the level and picturesque seafront with its lovely walks and large park with cafe.

LOUNGE 20' x 10' (6.09m x 3.04m)

KITCHEN 12'2" x 6' (3.71m x 1.82m)

BEDROOM 15'2" x 10'6" (4.63m x 3.23m)

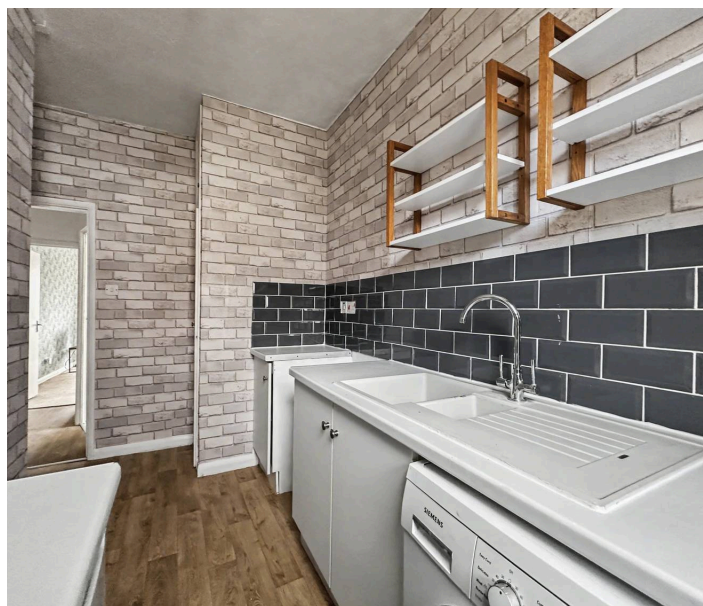
SHOWER ROOM 6'4" x 5'9" (1.95m x 1.79m)

HALL RECESS WITH SPACE FOR DESK 4'7" x 2'9" (1.43m x 0.88m)

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D





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