

Flat 12, Shortlands East Albany Road, Seaford, BN25 1TU

ROWLAND GORRINGE

Shortlands East Albany Road
Seaford
BN25 1TU
£230,000

A spacious, well presented 2 bedroom, top floor flat situated in a popular purpose built block, located in a sought after road which is level walking distance to Seaford Town Centre and bus routes. No onward chain.

This flat offers great space with internal accommodation compromising; A light and bright kitchen with matching wall and base units, space for appliances such as washing machine and fridge freezer. Built in appliances including induction hob, electric oven, extractor fan, sink, combination tap and drainer unit. A generous size living room/diner with dual aspect windows perfect for entertaining guests. A Stylish bathroom fitted with panel bath, overhead shower, W/C, hand basin and heated towel rail.

The two bedrooms are both generously sized with the master having two sets of windows letting in ample light.

Further benefits include a lift, garage and surrounding communal gardens.

The property is located on a sought after tree lined road within four hundred yards of the town centre. Seaford offers a variety of shopping facilities, cafes, coffee shops, restaurants, public houses, a library and two medical Surgeries. The centre also offers a Railway station with services to London via Lewes and Brighton, and A259 bus services to Brighton and Eastbourne.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.



- Approximately 775sq ft
- Close to Bus Routes
- 2 Bedrooms
- Close to Seaford Town
- Extended Lease
- Spacious Top Floor Flat
- Well Presented
- Garage
- Lift
- No Onward Chain



Kitchen	3.96m x 1.52m (13'74 x 5'51)
Living Room	5.49m x 4.50m (18'13 x 14'09)
Bathroom	3.05m x 1.22m (10'34 x 4'86)
Bedroom 1	4.27m x 3.05m (14'22 x 10'76)
Bedroom 2	2.44m x 5.18m (8'40 x 17'15)

Garage

Lease Information - Leasehold

Length Of Lease - 152 Years Remaining

Service Charge - £2384.02 pa

Council Tax - C

EPC - C











SECOND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.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.

ROWLAND GORRINGE