

18C Pelham Road, Seaford, BN25 1ES

ROWLAND GORRINGE

18C Pelham Road
Seaford
BN25 1ES

£200,000

Currently being refurbished this second floor town centre flat further benefits from an elevated position and orientation, bathing the flat in natural light as well as views to the sea or Seaford Head. The open plan kitchen/living room has a refitted kitchen and sea views. Bedroom 2 has views towards Seaford Head, whilst bedroom 1 has a dual aspect with views to both the sea and Seaford Head. With a Share of Freehold, the lease of 56 years is currently being extended by the owner.

Pelham Road is ideally located within the town centre and close to the seafront promenade and beach. The coastal town of Seaford itself is surrounded by the South Downs National Park and is the largest town within the Lewes district. 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, a busy yacht marina and fishing fleet.



- Approximately 753sq ft
- Town Centre
- Sea Views
- Share of Freehold
- No Onward Chain
- 2nd Floor Flat
- 2 Bedrooms
- Currently being Refurbished
- Views to Seaford Head



Entrance Hall

Kitchen/Living Room	4.9m x 3.31m (16'0" x 10'10")
Bedroom	3.83m x 3.01m (12'6" x 9'10")
Bedroom	3.96m x 2.38m (12'11" x 7'9")
Bathroom	2.37m x 1.9m (7'9" x 6'2")

Hall

Landing

Lease - Share of Freehold

- Length: currently being extended
- Maintenance: Approx £300 pa

Council Tax Band: A

EPC: D



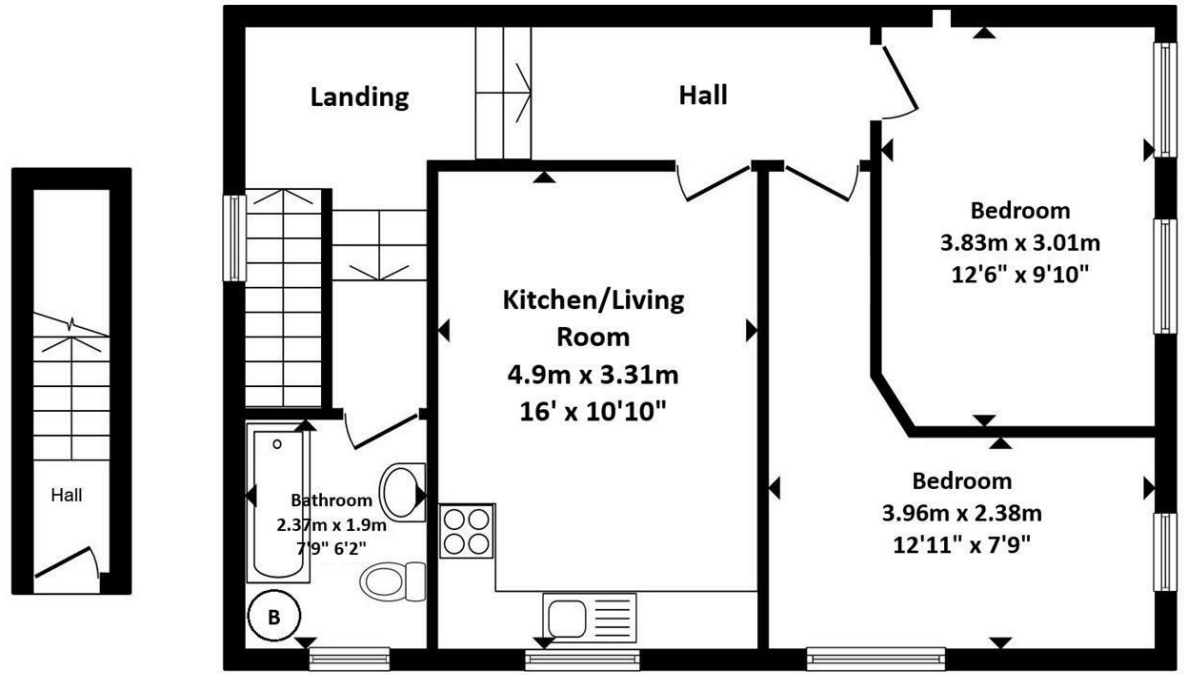








Pelham Road, Seaford, BN25 1ES
Total floor area 63.6 m² (685 sq.ft.) approx



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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