

5 STAFFORD COURT STAFFORD ROAD, SEAFORD, EAST SUSSEX, BN25 1UE

£149,950

A one bedroom, first floor apartment, in a purpose-built block situated in an extremely convenient location close to the town centre, mainline railway station, bus routes and all amenities.

The property has private pedestrian access from Avondale Road and can also be approached via steps from Stafford Road.

The accommodation comprises entrance hall with a good range of storage cupboards, sitting/dining room with bay window, kitchen, bathroom and bedroom.

There is an integral garage with parking space in front, which is accessed from Stafford Road. The garage has the advantage of power supply and has space for a car with door to additional workshop/storage.

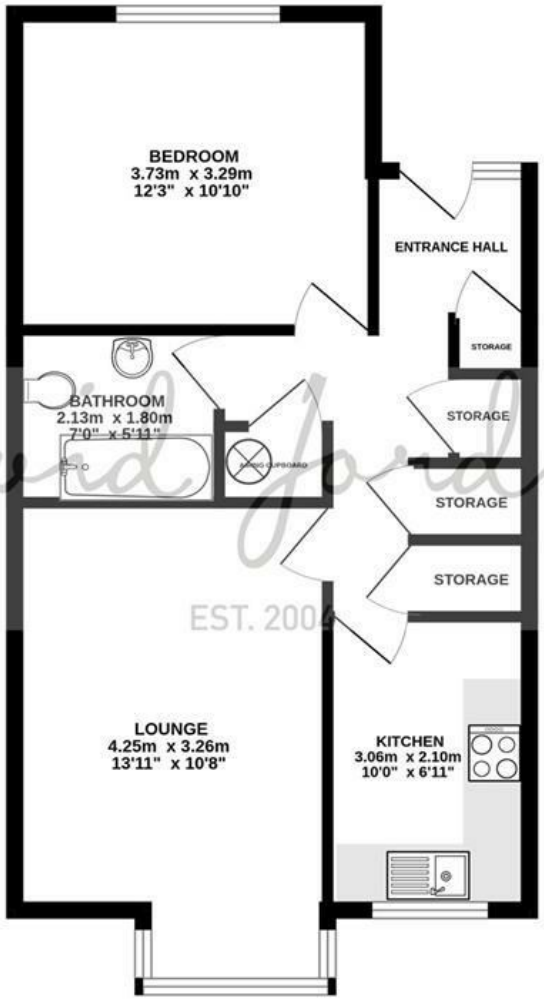
The property does require modernisation but being sold with the benefit on an extended 189 year lease from 1988 to have 151 years remaining and the ground rent being reduced to peppercorn. Service charge is £3,564.36 per year.

- ONE BEDROOM FIRST FLOOR APARTMENT
- LEASE BEING EXTENDED TO 189 YEARS FROM 1988 AND TO HAVE 151 YEARS REMAINING
- SERVICE CHARGE OF £3,564.36 PER YEAR AND GROUND RENT TO BE REDUCED TO PEPPERCORN
- BEING SOLD WITH IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN
- GARAGE WITH ADDITIONAL WORKSHOP SPACE
- TOWN CENTRE LOCATION AND BEING WITHIN 500 METERS OF SEAFORD RAILWAY STATION AND BUS SERVICES BETWEEN BRIGHTON AND EASTBOURNE
- IN NEED OF MODERNISATION
- KITCHEN
- BATHROOM
- SITTING / DINING ROOM WITH BAY WINDOW.





FIRST FLOOR
48.9 sq.m. (527 sq.ft.) approx.



David Jordan
EST. 2004

5 STAFFORD COURT STAFFORD ROAD SEAFORD

TOTAL FLOOR AREA : 48.9 sq.m. (527 sq.ft.) 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.
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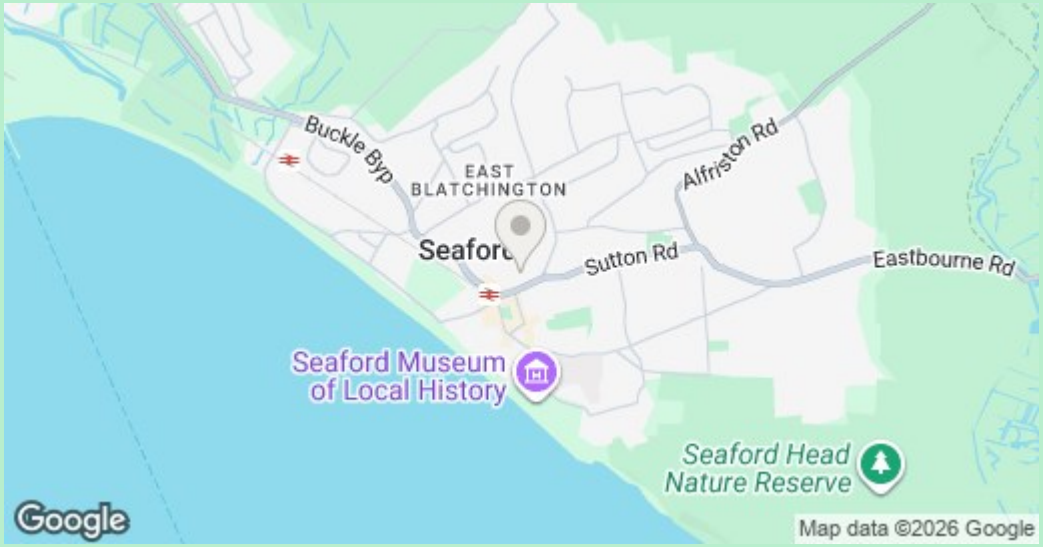
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (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.

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.

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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