



**2 Bed
Flat
located in Claremont Road**



**36 St. Crispians Court
Claremont Road
Seaford
BN25 2DZ**



Communal entrance

Entryphone system, stairs to upper floors.

Entrance Hall

Night storage heater, airing cupboard with hot water tank, large storage cupboard.

Lounge

Dual aspect room with full height patio doors with Juliette balcony, night storage heater, TV point, laminate flooring.

Kitchen

A well-appointed fitted kitchen with a matching range of wall and base units. Work surface with inset single bowl sink and drainer unit, space for upright fridge freezer, space and plumbing for washing machine and cooker space. Double glazed window.

Bedroom One

Double glazed window. Electric heater.

Bedroom Two

Double glazed window. Electric heater.

Bathroom

Suite to comprise panel enclosed bath with electric shower, pedestal wash basin with mirror over, low level W.C., electric shaver point and tiled walls.

Outside

Allocated Parking Space

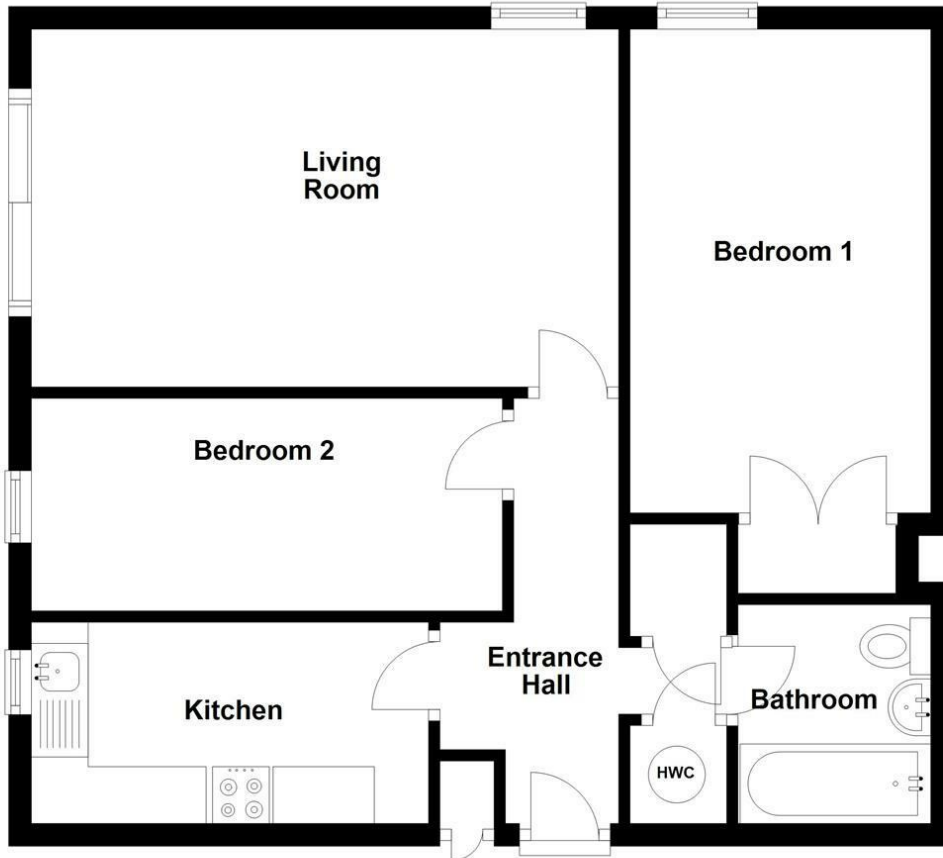
**Guide Price £210,000 -
£220,000**

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£220,000 **** Seaford Properties are delighted to bring to the market this spacious two bedroom purpose built flat, in a convenient location within walking distance of local shops, mainline station and seafront. The property is well presented and comprises of inner hallway, a dual aspect lounge/dining room, kitchen, double bedroom with built in wardrobe, single bedroom and modern bathroom. Further benefits include double glazing, secure phone entry system and allocated parking . The property is being offered with no onward chain.



Second Floor

Approx. 55.2 sq. metres (593.7 sq. feet)



Total area: approx. 55.2 sq. metres (593.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Lease : 215 years from 1986

Maintenance & Ground Rent: Ask Agent

EPC Rating C

Council Tax Band B

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