







3 Bed

Flat

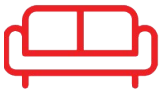
located in Hillside Avenue

SEAFORD PROPERTIES

Flat 2, 45 Hillside Avenue
Seaford
BN25 3JY


3


1


1


C

Price Guide £220,000 - £230,000

** Guide Price £220,000 - £230,000 **A spacious and well-presented three-bedroom self-contained maisonette, conveniently situated close to local amenities, schools and public transport links. Arranged over two floors, the property offers generous living accommodation, a fitted kitchen/breakfast room, gas central heating and double glazing. There is also a separately accessed garden area which has been in longstanding use. Further benefits include a share of the freehold and no onward chain.

Description

Seaford Properties are pleased to offer for sale this spacious and well-presented three-bedroom self-contained maisonette, conveniently situated within easy reach of local amenities, schools and public transport links.

Offering generous and versatile accommodation arranged over two floors, the property is presented in good decorative order and would make an ideal home for first-time buyers, growing families or those seeking spacious accommodation in a convenient residential location.

The accommodation is accessed via its own private entrance, with stairs leading to the first-floor hallway.

The generously proportioned living room provides an attractive and comfortable space for relaxing and entertaining, featuring a fireplace as a focal point.

The spacious kitchen/breakfast room is fitted with a range of matching wall and base units, complemented by work surfaces and incorporating a gas hob, electric oven and extractor hood. There is space and plumbing for both a washing machine and dishwasher, together with space for a fridge/freezer. The room also benefits from a wall-mounted gas boiler, useful built-in storage and sufficient space for a breakfast table.

Also situated on the first floor is a well-proportioned double bedroom and the family bathroom, fitted with a white suite comprising a panelled bath with shower attachment, pedestal wash basin and WC.

Stairs from the kitchen/breakfast room lead to the second floor, where two further bedrooms can be found.

The principal bedroom is a particularly spacious room, enjoying natural light from a Velux window and an additional side window offering views towards the sea. The room also benefits from access to useful eaves storage.

Bedroom three is a versatile room, suitable for use as a bedroom, nursery or home office, and also features a Velux window and access to eaves storage.

Outside

A shared driveway provides access along the side of the property to a separate gated entrance leading directly into a garden area comprising lawn and paved patio, providing a pleasant outdoor space for seating, dining and relaxation.

The garden area has been used in connection with the maisonette for approximately 10 years without interruption, with independent access that does not require passing through the neighbouring ground-floor flat's garden. As the garden is not included within the property's registered title and is unregistered at HM Land Registry, statutory declarations from the sellers and previous occupiers are available in support of its longstanding use. Council Tax Band B | EPC Rating C | Share of Freehold | 125 years from January 2024

Disclamer

• Money Laundering Regulations 2017
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.







• Property Information
Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.
• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.
• Measurements
All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.
• Services and Tenure
We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.
• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.
• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.



















45 Hillside Avenue, Seaford, BN25 3JY



Flat 2, 45 Hillside Avenue, BN25 3JY

Approximate Gross Internal Floor Area = 88.07 sq m / 948 sq ft

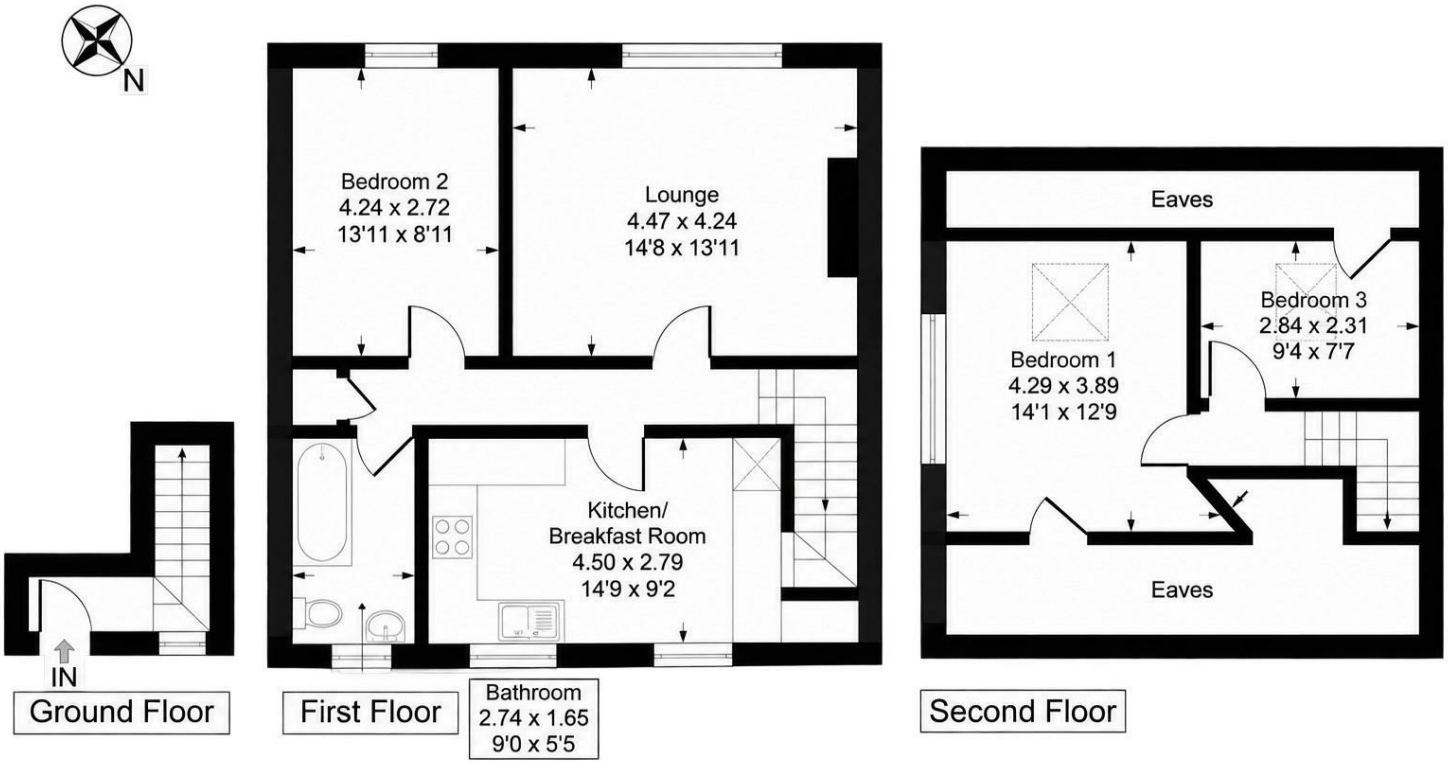
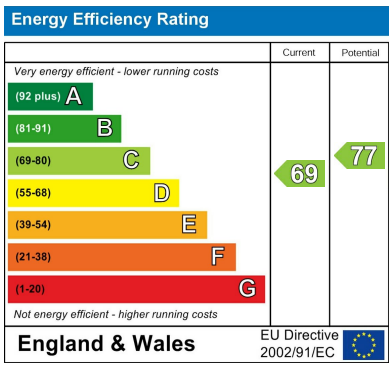


Illustration for identification purposes only, measurements are approximate, not to scale



DIRECTIONS

CONTACT

18 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

SEAFORD PROPERTIES