

2  
BED

# A Ground Floor Garden Apartment

Flat 1 54, Claremont Road, Seaford, BN25 2BH



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## inbrief...

Philip Mann estate agents are delighted to offer for sale this spacious, well presented 2 double bedroom flat occupying the entire ground floor of this Victorian house, retaining many original features. Situated in Seaford, close to the town centre, within easy reach of the train station, buses and the town with a variety of shops, pubs and restaurants.

There is a communal entrance with a door entry phone and private door to flat no1. The hallway is spacious and has stripped floorboards and a useful cupboard. The main bedroom is a good size with stripped floorboards, high ceiling, original decorative cornicing and ceiling rose, a large bay window to the front with wooden shutters and 2 radiators. The second bedroom is a good size double bedroom with a large window to the front with wooden shutters and a radiator.

To the rear there is a large living room with a window to the side and doors to the rear garden, laminate flooring, T.V point and 2 radiators. The modern kitchen has been fitted with a good range of wall and base units, an inset sink and drainer with 3-way filtered water mixer taps, integrated dishwasher, built in NEFF Slide & Hide oven, NEFF microwave and NEFF gas hob with a filtered hood above, full height larder style cupboards, space for a fridge freezer, part tiled walls and a window and door to the garden.

The utility room has plumbing and space for a washing machine, a wall mounted combination boiler, base cupboards, tiled walls and a window to the rear. The family bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a shower attachment, a separate enclosed shower with a thermostatic shower, a pedestal hand basin, a w/c, heated ladder towel rail, part tiled walls and a window to the rear.

Outside there is a good sized private rear garden with a paved patio area, a level lawn and well stocked borders. There is a timber shed/workshop with power, a greenhouse and a further secluded decked patio area.



Council Tax Band: A

Energy Rating: D

moreinfo...



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