



11 Homeshore House Sutton Road, Seaford, BN25 4QQ

ROWLAND
GORRINGE

11 Homeshore House Sutton Road Seaford BN25 4QQ £80,000

A ground floor, one bedroom retirement flat.

Overlooking the communal gardens the south facing living/dining room has plenty of light and also has direct door access onto the gardens. The kitchen is open to the living room. The double bedroom has built in double wardrobes and views onto the gardens. An internal bathroom has fully tiled walls. There is a secure phone entry system, storage cupboard located in the hallway. The flat does need redecoration/modernisation but offers a superb opportunity to acquire a ground floor flat with access onto the gardens within this well thought of retirement development. There is uPVC double glazing. Further benefits include residents lounge with views over the attractive communal garden, communal laundry, guest suite, communal kitchen, off road parking, house manager and 24 hour careline system.

Homeshore House is located on the coastal A259 road with bus stops outside the building giving easy access to Brighton, Seaford town centre and Eastbourne. With less than 1/2 miles level walk into Seaford town centre, the property is ideally located.



- Approximately 456sq ft
- Ground Floor
- Secure Entry
- Attractive Communal Gardens
- Residents Laundry
- Retirement Flat
- Direct Access onto Gardens
- House Manager
- Residents Lounge
- No Onwards Chain



Hall	
Living/Dining Room	5.28m x 3.20m (17'3" x 10'5")
Kitchen	2.21m x 1.63m (7'3" x 5'4")
Bedroom	4.88m x 2.64m (16'0" x 8'7")
Bathroom	2.03m x 1.63m
Entrance Hall	
Residents Lounge	
Residents Kitchen	
Residents Laundry	
Communal Gardens	
Resident Parking	
Leasehold: TBC	
Service Charge: TBC	
Ground Rent:: TBC	
Council Tax Band: C	
EPC: B	





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Approximate Gross Internal Floor Area = 42.3 sq m / 456 sq ft

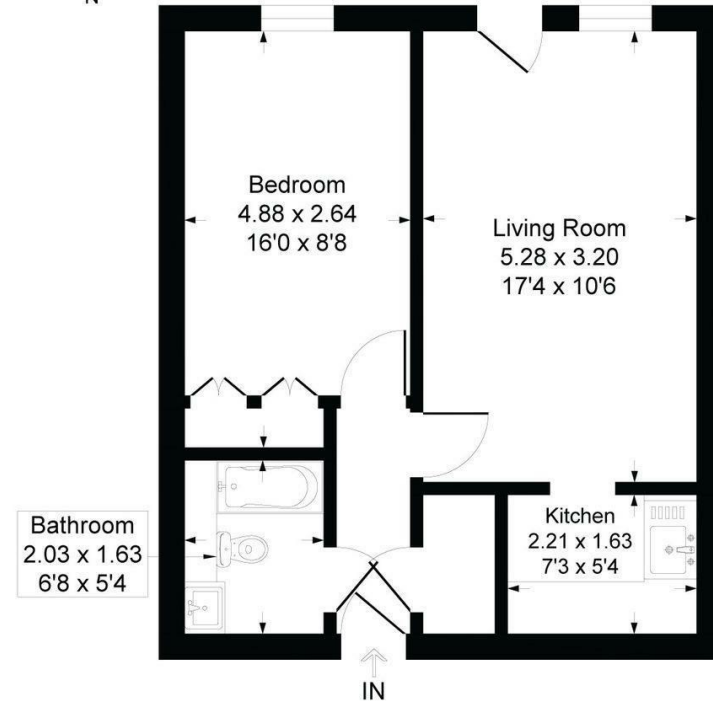


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

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