

2 Bed

Flat

located in Pelham Road



**Flat 6 Traslyn Court 24-
25 Pelham Road
Seaford
BN25 1ES**



Asking Price £215,000

Seaford Properties are delighted to present this spacious two-bedroom second-floor apartment, forming part of an attractive period building in the very heart of Seaford town centre.

Ideally positioned, the property is just a short stroll from a wide range of shops, cafés, and restaurants, as well as excellent transport links including the railway station and local bus services. Seaford's unspoilt seafront and beach are also within easy walking distance, making this an enviable coastal location.

The apartment has recently undergone some redecoration, offering a fresh interior ready for immediate occupation. Further benefits include a long lease with share of freehold, an allocated parking space, and the advantage of being sold with vacant possession.

Communal Entrance

Communal entrance with stairs leading to the second-floor apartment.

Entrance Hall

Welcoming hallway with entry phone system and radiator.

Lounge

Bright and comfortable living space with front-aspect double glazed window, radiator, TV point, and coved ceiling.

Kitchen / Breakfast Room

Fitted with a modern range of wall and base units, incorporating a one-and-a-half bowl stainless steel sink, work surfaces, gas hob, electric oven, and stainless steel cooker hood. Additional features include space and plumbing for a washing machine, wall-mounted Vaillant gas combination boiler, laminate flooring, radiator, and front-aspect window.

Bathroom

Modern white suite comprising panelled bath with mixer tap and shower attachment, glass screen, low-level WC, and pedestal wash basin. Finished with part-tiled walls, laminate flooring, extractor fan, and radiator.

Parking

Allocated off-road parking space.

Lease & Charges

- Lease: 999 years from 2004 with share of freehold
- Maintenance: £936 (payable twice yearly)
- Ground Rent: Peppercorn
- Managing Agent: Ellmans Property Management

Additional Information

- Council Tax Band: A
- EPC Rating: C

General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

Measurements:

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

Services:

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.







**Flat 6 Traslyn Court 24-25 Pelham Road, Seaford, BN25
1ES**




Flat 6, Traslyn Court, BN25 1ES
 Approximate Gross Internal Floor Area = 57.85 sq m / 623 sq ft



Second Floor

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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 	

Version 1

CONTACT

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