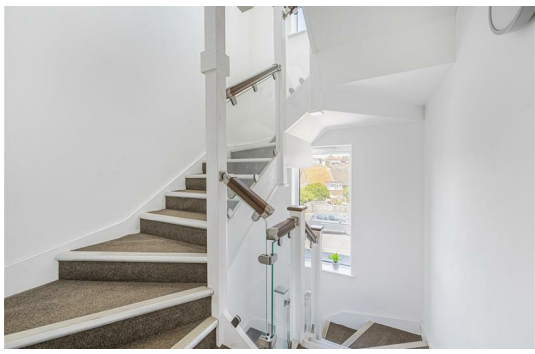

2 Bed

Flat

located in Sutton Drove, Seaford,

East Sussex,

SEAFORD PROPERTIES

Flat 2, 40 Sutton Drove, Seaford, East Sussex, BN25 3ET

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Asking Price £270,000

Seaford Properties are delighted to offer this beautifully presented two-bedroom first floor apartment, ideally located in the sought-after Sutton Drove area of Seaford. Constructed in 2018, this contemporary home offers spacious open-plan living, high-quality fixtures and fittings, an allocated parking space and the added benefit of a share of the freehold. Conveniently situated within easy walking distance of Seaford town centre, the railway station and local amenities, this property also benefits from the remainder of a 10-year NHBC warranty, making it an ideal purchase for first-time buyers, downsizers and investors alike.

Description

Located within a modern purpose-built development, this stylish first floor apartment offers bright, contemporary accommodation finished to an excellent standard throughout.

A secure communal entrance with entry phone system leads into an impressive communal hallway featuring a striking glass balustrade staircase, creating a welcoming first impression.

The apartment opens into a spacious entrance hall with useful storage and leads through to the superb open-plan kitchen, living and dining area. Designed with modern lifestyles in mind, this generous space enjoys excellent natural light from multiple windows and provides ample room for relaxing, dining and entertaining.

The contemporary fitted kitchen features an extensive range of modern units with integrated appliances including an induction hob with extractor hood, eye-level electric oven and microwave, fridge, freezer and dishwasher, together with space for a washing machine and a cupboard housing the Glow Worm gas-fired boiler.

There are two well-proportioned double bedrooms, both benefiting from mirrored fitted wardrobes, providing excellent storage whilst maintaining a clean and modern aesthetic.

The luxurious bathroom is fitted with a contemporary white suite comprising a P-shaped bath with shower over and glass screen, vanity wash hand basin, concealed cistern WC and heated towel rail, complemented by stylish tiling throughout.

Further benefits include gas-fired central heating, double glazing, an allocated parking space, a share of the freehold, a long lease and the remainder of the NHBC warranty, providing additional peace of mind.

Ideally positioned within walking distance of Seaford town centre, a wide range of shops, cafés, restaurants, supermarkets and the mainline railway station, this exceptional apartment offers modern, low-maintenance living in one of Seaford's most convenient locations. EPC Rating B | Council Tax Band C | Lease 999 years from 2018 | Service Charges are paid as and when required for works, split between the 3 freeholders | Building Insurance & communal Electricity £600 p/a

Early viewing is highly recommended.

Disclaimer

• 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.

Flat 2, 40 Sutton Drove, Seaford, East Sussex,, BN25 3ET

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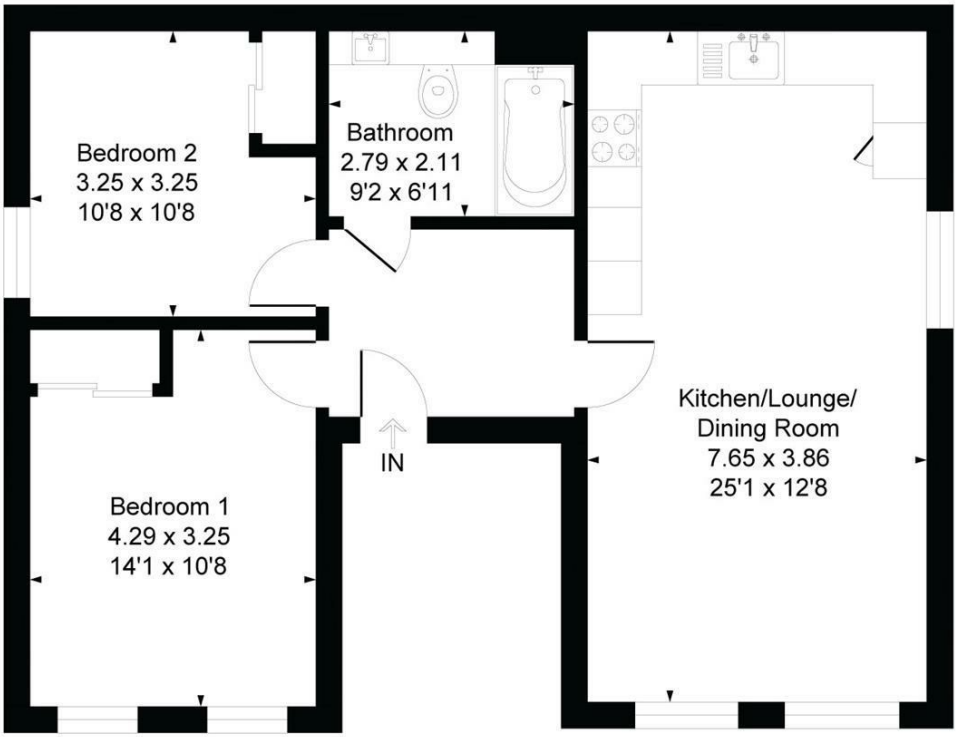
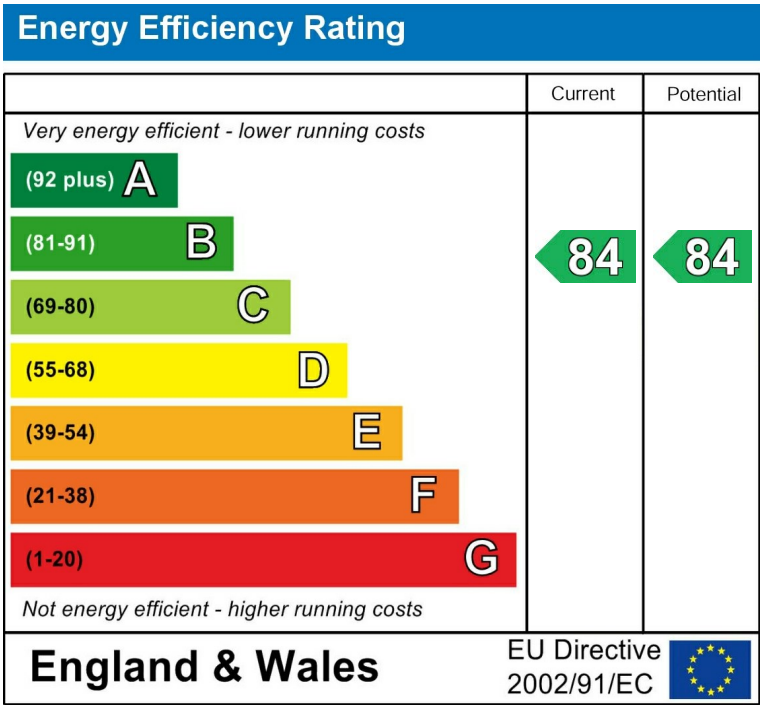
Approximate Gross Internal Floor Area = 68.19 sq m / 734 sq ft



First Floor

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



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