

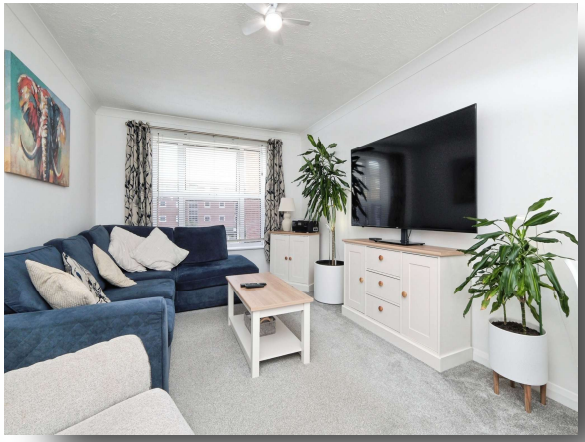

# Granville Court The Causeway,Seaford BN25 1BZ

fox & sons

***welcome to***

## Granville Court The Causeway, Seaford

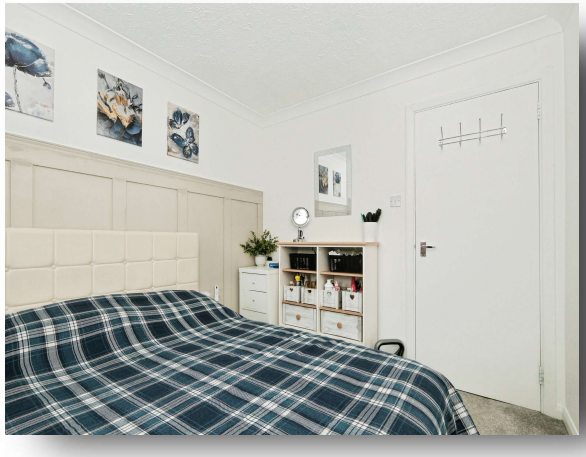
A modern first floor apartment benefiting from an ideal location close to the seafront and town centre. The property has bright accommodation throughout including a double bedroom and a well sized lounge, along with a walk in storage cupboard in the entrance hall.



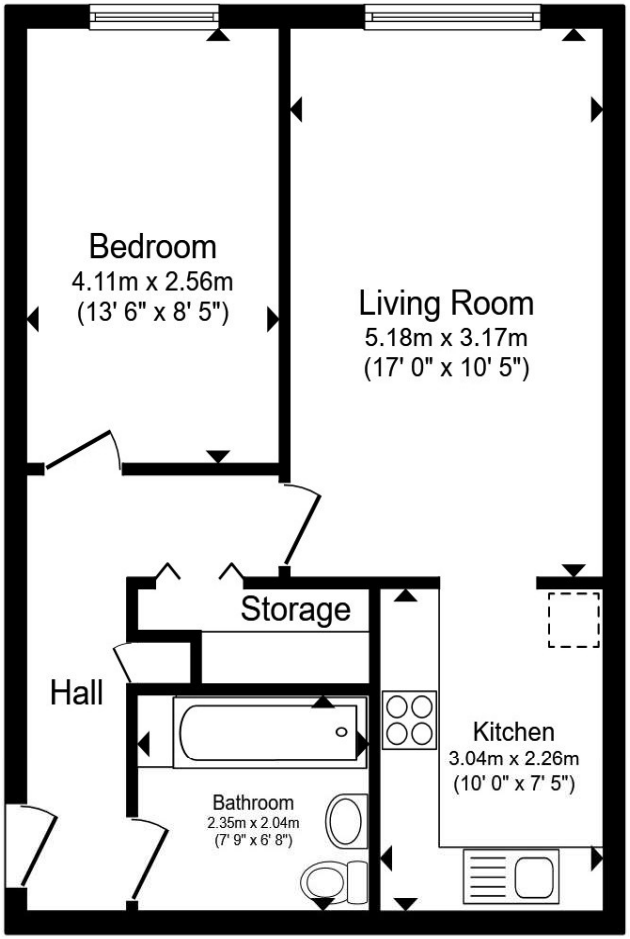













Total floor area 48.5 m² (522 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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**Communal Entrance Hall**

**Entrance Hall**

**Living Room**
17' x 10' 5" ( 5.18m x 3.17m )

**Kitchen**
10' x 7' 5" ( 3.05m x 2.26m )

**Bedroom**
13' 6" x 8' 5" ( 4.11m x 2.57m )

**Bathroom**
7' 9" x 6' 8" ( 2.36m x 2.03m )

**Communal Gardens**

**Allocated Parking**

**Agent's Note**

*welcome to*

# Granville Court The Causeway, Seaford

- IDEAL  LOCATION CLOSE TO SEAFRONT
- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN AND BRIGHT THROUGHOUT
- ALLOCATED PARKING

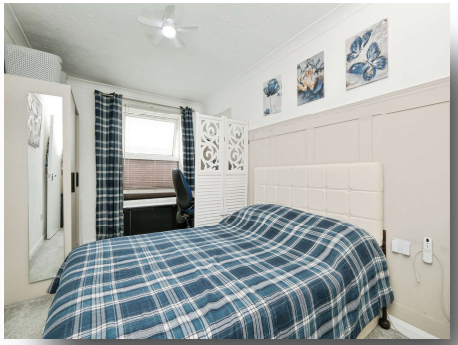
Tenure: Leasehold EPC Rating: B
Council Tax Band: B  Service Charge: 1224.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £180,000










Please note the marker reflects the postcode not the actual property

**view this property online** fox-and-sons.co.uk/Property/SEA109373

The Property Ombudsman

Property Ref:
SEA109373 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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**fox-and-sons.co.uk**

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