



# TOWN FLATS



📞 01323 416600

Leasehold

## £125,000



2 Bedroom



1 Reception



1 Bathroom



### 4 Seaville House, Seaville Drive, Pevensey Bay, BN24 6AZ

**JUST REDUCED FOR QUICK SALE!**

Being sold **CHAIN FREE**, this converted first floor flat in Pevensey Bay is just yards from the stunning beach front and only a short walk from the Village High street shops. Having two double bedrooms, there is a spacious sitting room, an open plan kitchen area and also a bath and shower room/wc. Double glazing extends throughout but the flat is in need of refurbishment and redecoration. The property offers excellent accommodation for first time buyers, downsizers and investors alike. The surrounding Villages of Pevensey and Westham are also easily accessible and 1066 walks through the nearby countryside can also be enjoyed.



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4 Seaville House,  
Seaville Drive,  
Pevensey Bay, BN24 6AZ

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## Main Features

- Pevensey Bay Village  
Apartment With Sea Views
- 2 Double Bedrooms
- First Floor
- Sitting Room
- Kitchen Area
- Bathroom/WC
- Double Glazing
- Lease In Excess Of 100 Years
- CHAIN FREE

## Entrance

Communal entrance with stairs to first floor private entrance door to -

## Kitchen Area

15'10 x 8'0 (4.83m x 2.44m)

Range of units comprising single drainer sink unit with mixer tap, part tiled walls and surrounding worksurfaces with cupboards and drawers under. Inset four ring electric hob and electric oven under. Tange of wall mounted unit. Extractor. Space for fridge and freezer.

## Sitting Room

18'0 x 10'5 (5.49m x 3.18m)

Wall mounted electric heater. Carpet. Double glazed window to front aspect with sea view.

## Bedroom 1

18'1 x 10'7 (5.51m x 3.23m )

Built-in wardrobe. Carpet. Double glazed window to front aspect with sea view.

## Bedroom 2

15'10 x 7'1 (4.83m x 2.16m )

Carpet. Double glazed window to front aspect with sea view.

## Bathroom/WC

Suite comprising panelled bath. Shower cubicle with wall mounted shower. Pedestal wash hand basin. Low level WC. Part tiled walls. Plumbing and space for washing machine. Frosted double glazed window.

EPC = E

Council Tax Band = A

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent:** Awaiting confirmation

**Maintenance:** 1/5th of costs as & when required

**Lease:** 125 years from 2007. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.