

# Westmount Estates



Admiral Seymour Road, Eltham, SE9 1SL

**£299,950**

Offered to the market CHAIN FREE and situated on the heart of the highly sought after Progress Estate and just a short walk to local shops and mainline station. Westmount Estates have pleasure in offering this TWO bedroom ground floor maisonette. Internally the property is well presented and is arranged to provide a reception room, kitchen, TWO bedrooms, bathroom and own section of a rear garden with direct access. An internal viewing is highly recommended. Leasehold with Approx 946 year unexpired, council tax Greenwich band C. EPC rating D. Service charges £956.76 per annum, ground Rent £10.00 Per Annum.

## ENTRANCE

Enclosed entrance lobby area with entrance door.

## LOUNGE



Double glazed window to front, centre light point, radiator, wood laminate flooring.

## LOBBY AREA

Centre light point, tiled flooring.

## FITTED KITCHEN



Fitted with a matching range of wall and base units, stainless steel sink and drainer with mixer taps, space for ring electric oven and hob with stainless steel extractor hood over. Space for washing machine and fridge freezer. Double glazed door to rear leading to garden with double glazed window to side. Multi point centre light point, partly tiled walls, tiled flooring.

## BEDROOM ONE



Double glazed window to rear, centre light point, radiator, carpet is laid.

## BEDROOM TWO



Double glazed window to front and side, centre light, radiator, carpet is laid.

## BATHROOM



Fitted three piece suite comprising paneled bath with mixer tap including shower attachment, pedestal wash hand basin and low level flush WC. Frosted double glazed window to rear., heated towel rail, wall mounted boiler concealed within a wall cupboard, partly tiled walls, tiled flooring.

## REAR GARDEN



A paved patio area with side access via a lockable gate, main garden laid to lawn.

## FRONT



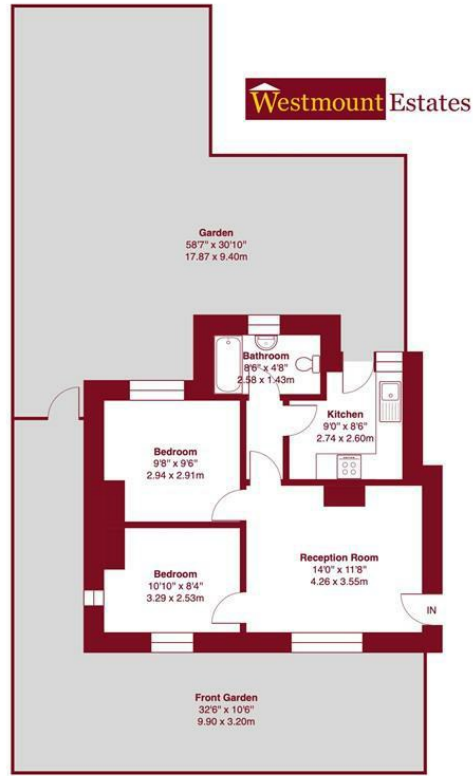
Small front garden

# Floor Plan



Admiral Seymour Road, SE9

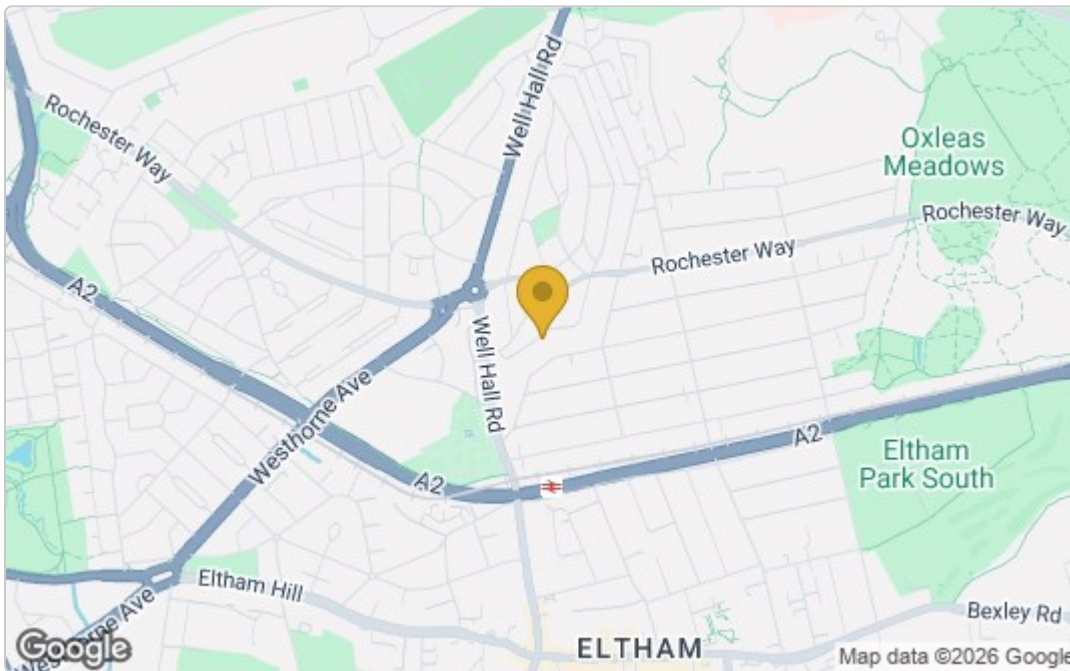
Approximate Gross Internal Area = 515 sq ft / 47.9 sq m



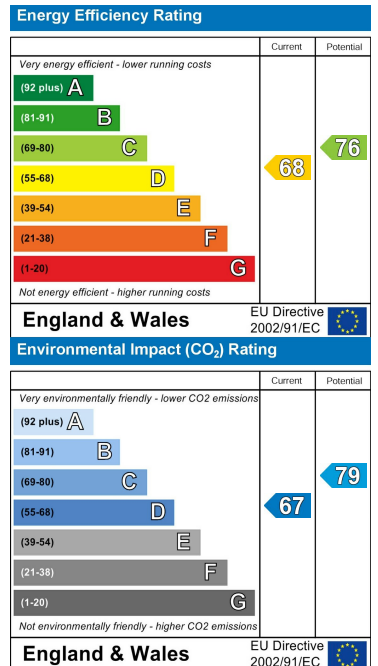
Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition. This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By Prime Square Photography / Copyright 2026

## Area Map



## Energy Efficiency Graph



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