



2 Bed
Flat - Purpose Built
located in St. Johns Road



**12 Rayford Court St.
Johns Road
Seaford
BN25 1JW**



Guide Price £230,000 - £240,000.
Seaford Properties are delighted to bring to the market this two-bedroom top floor flat, which is in a sought-after purpose-built block in the heart of the town centre, and it is just a 'stone's throw' from the beach. The flat has many benefits to include a share of freehold with long lease, gas central heating, double glazed windows, useful storage cupboard on the communal landing, covered allocated parking and a sea view from the kitchen. The town lies along the South Coast, roughly equidistant between the mouths of the River Ouse and the Cuckmere. Benefitting from its own train station with links to Brighton and Lewes.

Communal Entrance

Security entry phone system. Stairs to all floors.

Entrance Hall

On entering the property you are greeted by the entrance hall, which has two good size built-in storage cupboards and doors to all rooms.

Lounge

16'4" x 12'2"

The lounge is a really good size with double glazed window and door to Juliette balcony. There is a feature fireplace with storage to the side and shelving in recesses. Radiator.

Bedroom One

9'6" x 13'1"

A good size double bedroom with built-in cupboard. Double glazed window to the front. Radiator.

Bedroom Two

9'8" x 12'2"

Another good size bedroom with Double glazed window to the front. Radiator.

Shower Room

5'5" x 8'7"

Suite to comprise shower cubicle, low level W.C. Wash hand basin inset vanity unit with mirror above. Tiled walls. Radiator.

Kitchen Breakfast Room

12'9" x 9'0"

A generous kitchen with space for dining table and chairs. The kitchen is well-appointed and comprises a range of matching wall and base units. Worktops with inset stainless steel sink and drainer, integrated elec hob with oven under and extractor above. Tiled splashbacks. Upright fridge / freezer. Dishwasher.

Allocated Parking Space

Under cover allocated space.

Service Charges £1254.76 per half year

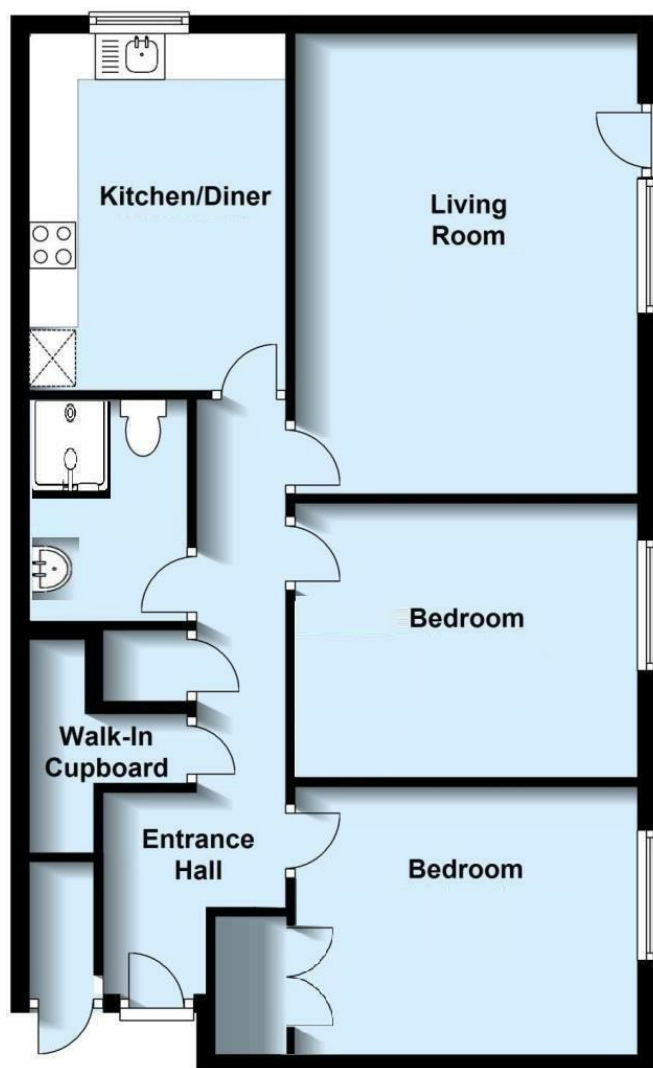
999 Lease from 15 Sept 1986

Council Tax Band B









Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	

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