

FLAT 1, GROSVENOR COURT CLAREMONT ROAD, SEAFORD, BN25 2BE

£210,000

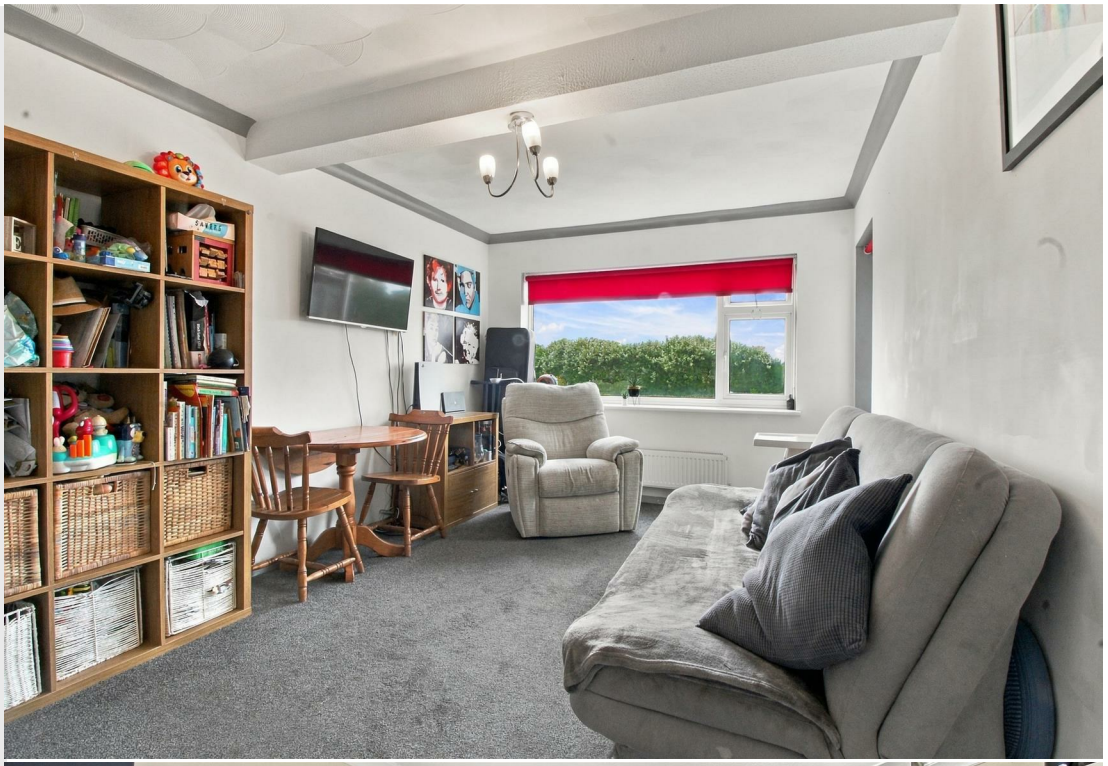
An opportunity to acquire this two bedroom ground floor apartment situated within Grosvenor Court in Seaford.

The property offers well-proportioned accommodation, with a living room benefiting from a balcony with views towards the sea. The two bedrooms both feature built-in wardrobes, providing useful storage space. The accommodation is completed by a fitted kitchen and shower room.

Ideally located, this property is approximately 0.2 miles from Seaford railway station and within easy reach of the local shops and amenities along Claremont Road. Seaford town centre and the seafront are also conveniently accessible. Bus stops can be found along Claremont Road, with frequent routes towards Brighton, Eastbourne and Seaford town centre.

Lease of 999 years as of June 1971 (944 years remaining). We understand the service charge is £1,500 per year.

- TWO BEDROOM GROUND FLOOR APARTMENT
- LOCATED WITHIN GROSVENOR COURT
- LIVING ROOM WITH ACCESS TO BALCONY
- BALCONY WITH VIEWS TOWARDS THE SEA
- BUILT-IN WARDROBES TO BOTH BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- APPROXIMATELY 0.2 MILES FROM SEAFORD RAILWAY STATION
- SERVICE CHARGE; £1,500 PER YEAR
- GARAGE LOCATED IN COMPLEX TO THE REAR OF THE BUILDING
- LEASE OF 999 YEARS AS OF JUNE 1971 (944 YEARS REMAINING)





GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



David Jordan
EST. 200

FLAT 1 GROSVENOR COURT CLAREMONT ROAD SEAFORD

TOTAL FLOOR AREA : 48.5 sq.m. (522 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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