



**Selmeston Court Surrey Road, SEAFORD BN25 2NQ**

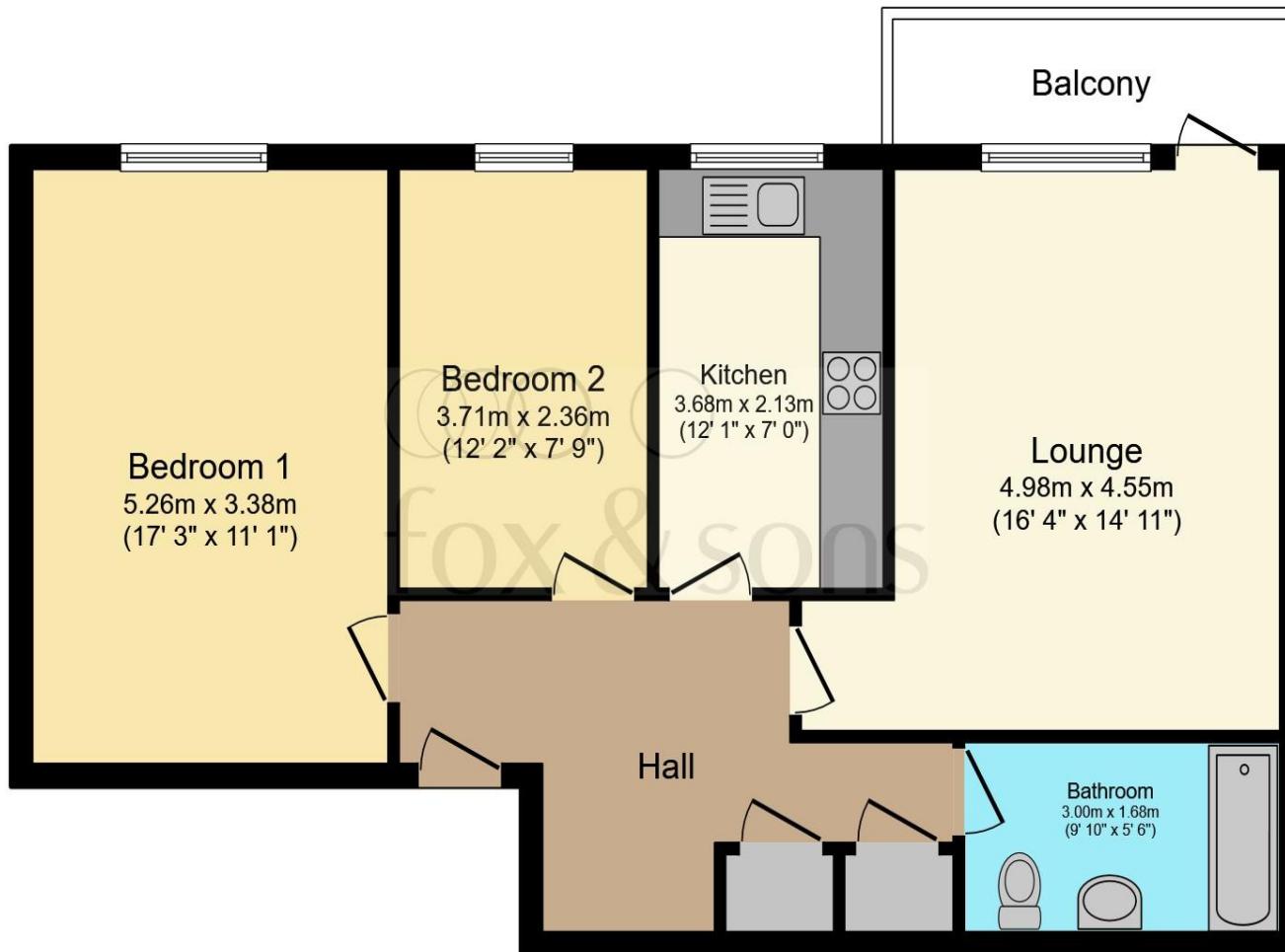
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welcome to

## Selmoston Court Surrey Road, SEAFORD

This spacious two-bedroom ground floor flat offers comfortable living with two generous reception rooms, perfect for both relaxation and entertaining. The property also benefits from a private parking space AND A LONG LEASE on the property.





**Total floor area 72.7 m<sup>2</sup> (782 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.focalagent.com](http://www.focalagent.com)

### **Entrance Hall**

### **Longe**

16' 4" x 14' 1" ( 4.98m x 4.29m )

### **Kitchen**

12' 1" x 7' ( 3.68m x 2.13m )

### **Bedroom One**

17' 3" x 11' 1" ( 5.26m x 3.38m )

### **Bedroom Two**

12' 2" x 7' 9" ( 3.71m x 2.36m )

### **Balcony**

### **Underground Parking**

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## Selmeston Court Surrey Road, SEAFORD

- Guide price £200,000 - £210,000
- LONG LEASE
- UNDERGROUND PARKING
- BALCONY
- GROUND FLOOR

Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1700.00

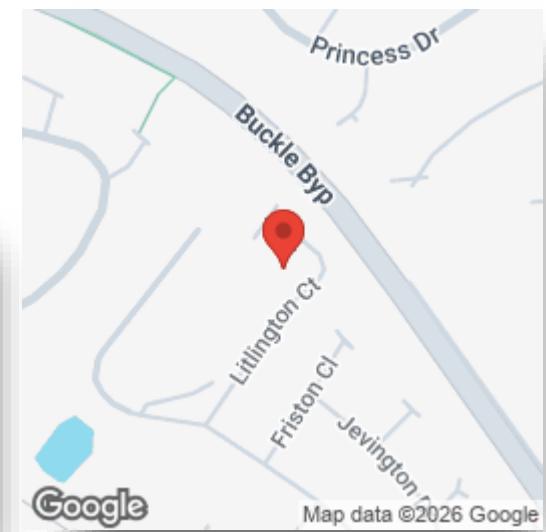
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 2006.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



view this property online [fox-and-sons.co.uk/Property/SEA109057](http://fox-and-sons.co.uk/Property/SEA109057)

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Property Ref:  
SEA109057 - 0003



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