



16 Litlington Court Surrey Road, Seaford, BN25 2NZ

16 Litlington Court Surrey
Road
Seaford
BN25 2NZ
£155,000

A well-presented ground floor studio flat with balcony and sea views.

This sizeable ground floor flat offers a spacious 16' x 15' studio area, open to the kitchen with breakfast bar between. Facing westerly, the property has beautiful views to the sea and access onto the balcony/terrace, which has more open views to the sea. The bathroom is located to the front of the property and there is 2 storage cupboards within the hallway. Further benefits include its own entrance, an assigned parking space as well as residents parking.

Litlington Court is located on Surrey Road, a no-through road off Claremont Road. A local parade of shops is found $\frac{1}{4}$ mile away on Claremont Road shopping parade. Whilst the beach is less than a $\frac{1}{2}$ mile away. Regular bus services to Brighton/Eastbourne are also within $\frac{1}{4}$ mile. Seaford town centre, with its range of shopping facilities, restaurants, cafes and public houses lies within approximately one mile.



- Spacious Studio Flat
- Sea Views
- Well Presented
- Allocated Parking Space
- Pets Allowed
- Ground Floor
- Balcony/Terrace
- No Through Road
- Close Proximity To Seaford Town Centre
- Close to Seafront



Studio Area 5.16m x 4.85m (16'11" x 15'10")

Kitchen 3.47m x 2.15m (11'4" x 7'0")

Bathroom 2.17m x 2.09m (7'1" x 6'10")

Hall

Assigned Parking

Lease Information:

- Lease Length 140 Years Remaining

- Maintenance: £1141.05 pa

- Ground Rent: Peppercorn

Council Tax Band: A

EPC: D



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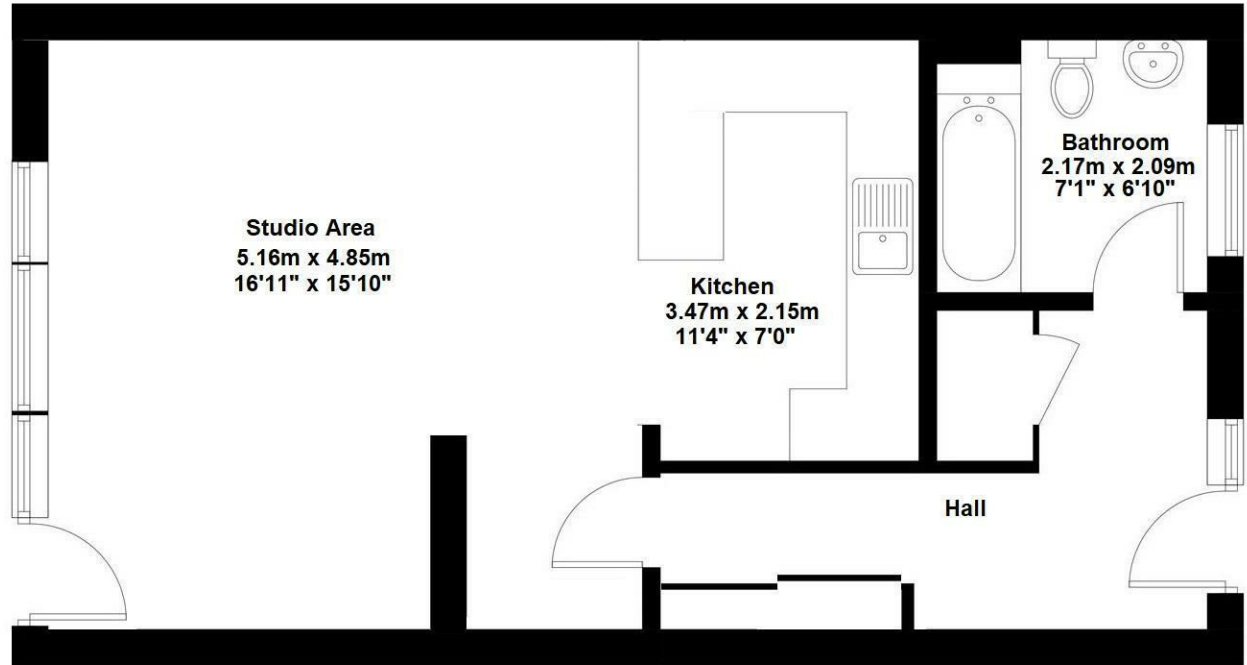


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.