PONDSYDE COURT SUTTON DROVE, SEAFORD, BN25 3ET

£68,000

A one bedroom retirement apartment situated on the ground floor of this popular block, within walking distance of Seaford town centre, railway station and bus routes.

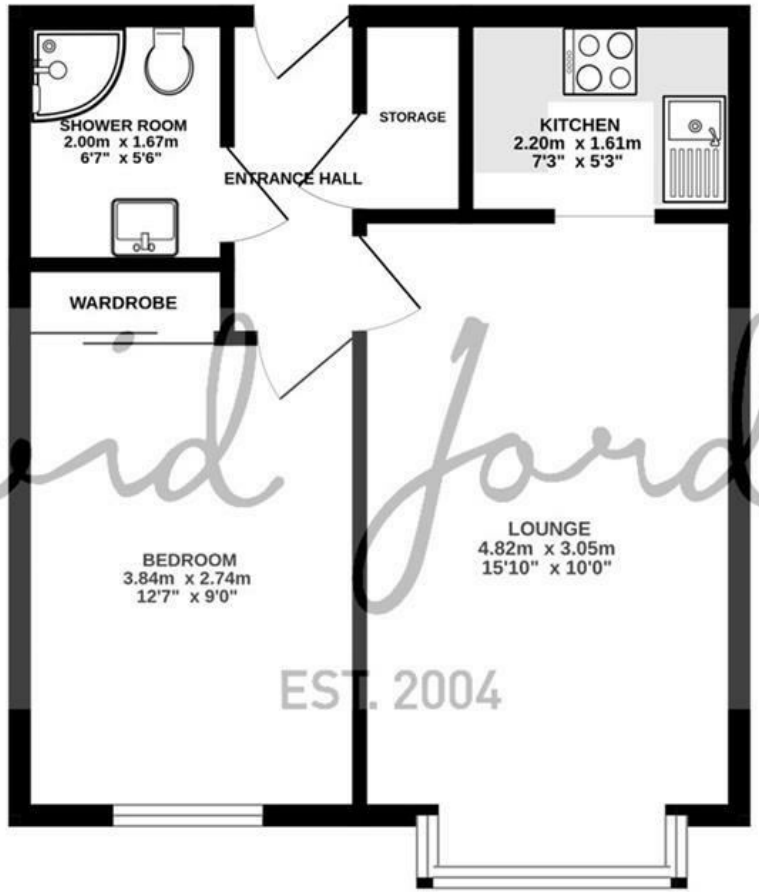
Pondsyde Court offers a good range of communal facilities which include a residents' lounge and kitchen, laundry room, guest suite (subject to a nominal charge), reading room, hobbies room and outside patio area to the rear.

The accommodation comprises of a living room with bay window, kitchen with built-in oven and hob, double bedroom with built-in wardrobes, and a well-appointed shower room.

The location benefits from distances less than half a mile into Seaford town centre, and bus stops for routes to Brighton, Eastbourne and Seaford town centre all directly on your doorstep.

- GROUND FLOOR RETIREMENT APARTMENT
- BEDROOM WITH BUILT IN WARDROBE
- LIVING ROOM
- WELL-APPOINTED SHOWER ROOM
- ASSISTANCE CABLES THROUGHOUT THE APARTMENT
- RANGE OF COMMUNAL FACILITIES INCLUDING:
- RESIDENTS LOUNGE & KITCHEN
- LAUNDRY ROOM
- READING AND HOBBIES ROOM

GROUND FLOOR
38.2 sq.m. (411 sq.ft.) approx.



David Jordan
EST. 2004

4 PONDSYDE COURT SUTTON DROVE SEAFORD

TOTAL FLOOR AREA : 38.2 sq.m. (411 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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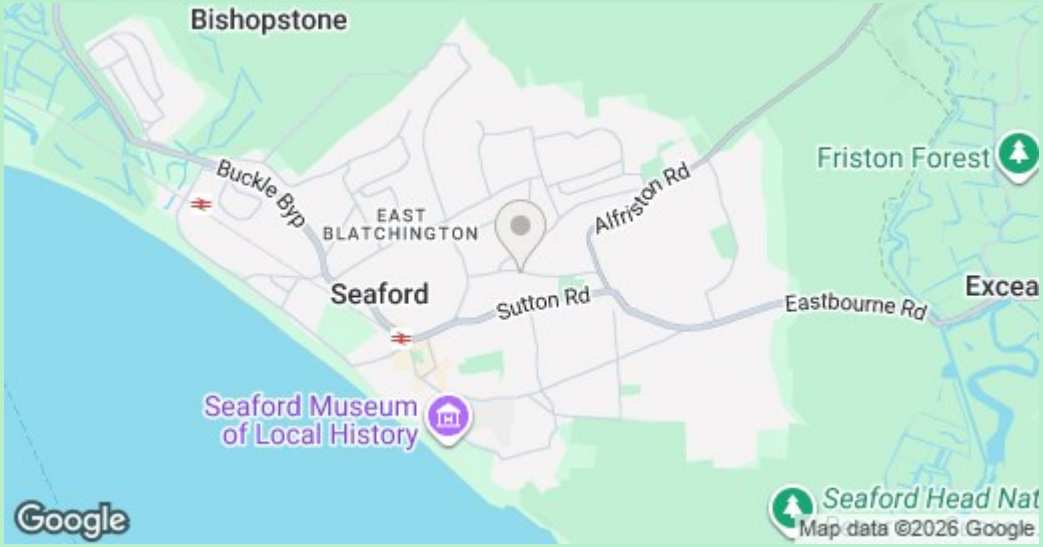
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: A

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



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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