



FLAT 9, 2 NEWLANDS PLACE, SEAFORD, EAST SUSSEX, BN25 4FD

£280,000



An opportunity to acquire this two bedroom second floor apartment, built in 2023 and benefitting from the remaining 8 years of the 10 year NHBC warranty.

The accommodation comprises two double bedrooms, a bathroom, and an open plan kitchen and living area. The property further benefits from an allocated parking space.

The apartment is situated in a popular location just north of the A259, close to Downs Leisure Centre, a local parade of shops and bus routes. Seaford town centre is approximately one mile away, with local primary and secondary schools within around half a mile.

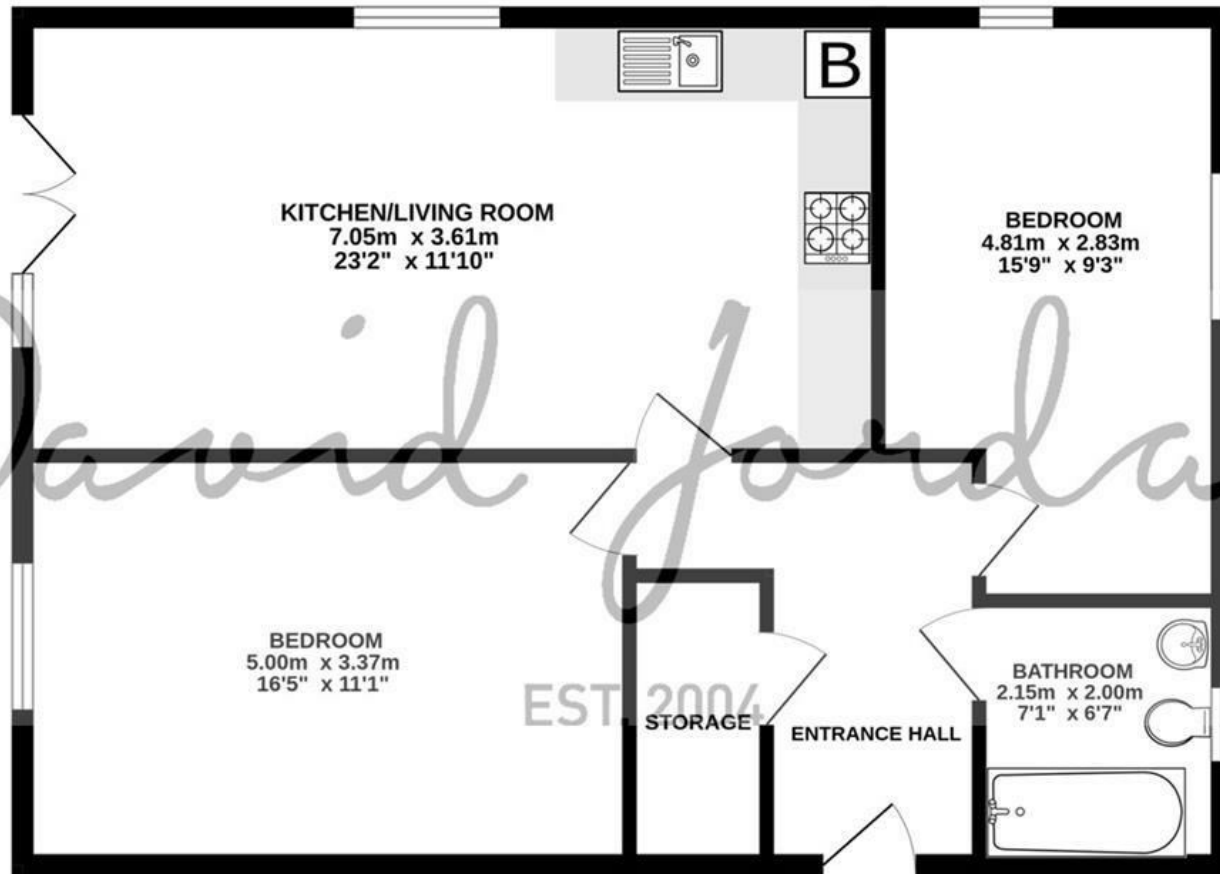
Service charge £66.94, estate charge £10.53, buildings insurance £20.48, management fee £36.73 and reserve fund payment £47.17. Total monthly charges are £181.85 (£2,182.20 per annum). Lease term of 989 years.

**Shared Ownership and Staircasing Notice**  
This property is currently held under a shared ownership lease. The sale is proposed by way of a back to back staircasing transaction, whereby the seller will staircase to 100% ownership simultaneously with the completion of the sale. The agreed purchase price is subject to the seller completing final staircasing and satisfying all requirements of the housing provider. Completion timescales and progression are dependent upon landlord approval and associated legal processes. All information is provided for guidance only and buyers are advised to seek independent legal advice prior to commitment.

- TWO DOUBLE BEDROOMS
- 8 YEARS REMAINING ON THE NHBC WARRANTY
- ALLOCATED PARKING SPACE
- OPEN PLAN DUAL ASPECT KITCHEN AND LIVING ROOM
- FAMILY BATHROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING
- PRIMARY AND SECONDARY SCHOOLS ARE WITHIN APPROXIMATELY HALF A MILE
- SERVICE CHARGE, ESTATE CHARGE, BUILDINGS INSURANCE, MANAGEMENT FEE, RESERVE FUND PAYMENT TOTAL £181.85 PER MONTH
- SEAFORD TOWN CENTRE IS APPROXIMATELY ONE MILE DISTANT



GROUND FLOOR  
69.0 sq.m. (742 sq.ft.) approx.



FLAT 9 2 NEWLANDS PLACE SEAFORD

TOTAL FLOOR AREA : 69.0 sq.m. (742 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: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



## 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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EST. 2004