



15 Hawth Valley Court Surrey Road, Seaford, BN25 2NF

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Surrey Road
Seaford

BN25 2NF

£210,000

A well presented two double bedroom third floor flat with balcony, located within the Hawth Valley area of Seaford.

A generous sized flat with South/West facing balcony. The lounge/dining room has French doors leading out onto the private balcony offering far reaching sea views. The fitted kitchen comprises of matching wall and base cupboards. The two bedrooms are both double in size. The tiled shower room comprises of a white suite with WC. Good sized entrance hall with large airing cupboard. Further benefits include a communal lift to all floors and residents parking.

Hawth Valley Court is located on Surrey Road with no through access. Claremont Road shop parade, the beach/promenade and regular bus services to Brighton/Eastbourne are all within a few hundred meters walk. Seaford town centre with its range of shopping facilities, restaurants, cafes and public houses lies within approximately one mile.



- Two Bedrooms
- Well Presented Throughout
- Residents Parking
- Kitchen
- Third Floor Flat
- Lift To All Floors
- Living Room
- No Onward Chain



Communal Entrance

Entrance Hall

Kitchen 4.09m x 2.16m (13'5" x 7'1")

Lounge/Diner 5.16m x 3.20m (16'11" x 10'6")

Balcony

Bedroom One 3.81m x 3.00m (12'6" x 9'10")

Bedroom Two 3.81m x 3.00m (12'6" x 9'10")

Bathroom 2.06m x 2.01m (6'9" x 6'7")

Lease Information:

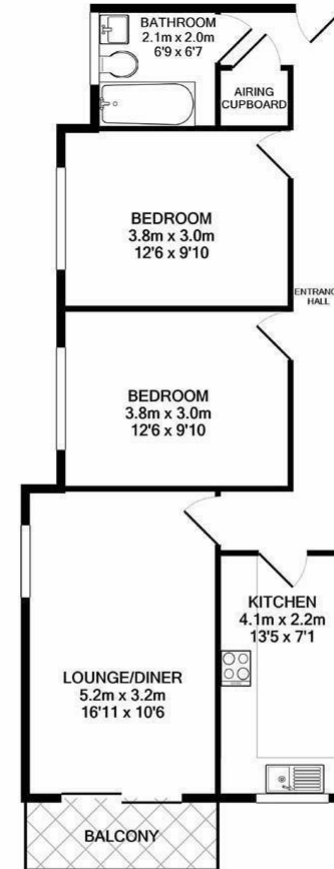
Approximately 140 Years Remaining

Service Charge: Approximately £2200

EPC: C

Council Tax Band: B





15 HAWTH VALLEY COURT SEAFORD
TOTAL APPROX. FLOOR AREA 64.8 SQ.M. (697 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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