



**1 Bed
Flat - Retirement
located in Sutton Road**



3 Homeshore House

Sutton Road

Seaford

BN25 4QQ



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Offers In The Region Of

£80 000

Offered with no onward chain, this one-bedroom ground floor apartment forms part of a popular retirement development in Seaford and enjoys direct access to the beautifully maintained communal gardens.

Conveniently located with a regular bus service to Brighton and Eastbourne directly outside the development, the property also benefits from residents' and visitors' parking. Excellent communal facilities include an on-site House Manager, residents' lounge, sun terrace, laundry room and guest suite.

The accommodation comprises an entrance hall with entry phone system, 24-hour care alarm and a large storage cupboard housing the pressurised water heater and meters. The bright lounge features a night storage heater, full-height double-glazed window and door opening directly onto the communal gardens, with an archway leading through to the fitted kitchen. The double bedroom is served by a three-piece shower room. The property would benefit from some modernisation.

Viewing is highly recommended to fully appreciate the accommodation and facilities on offer.

Communal Entrance

Secure communal entrance with access to the apartment and residents' facilities.

Entrance Hall

Welcoming entrance hall with useful storage and access to all principal rooms.

Lounge

A bright and comfortable reception room featuring a double-glazed window and door providing direct access to the attractive communal gardens. Television point and electric heater. Open access to the kitchen.

Kitchen

Fitted with a range of matching wall and base units complemented by work surfaces over. Inset sink and drainer with mixer tap, electric hob with oven below and extractor hood above. Tiled splashbacks and space for an under counter fridge. Further space for under counter freezer.

Bathroom

Suite comprising a panel-enclosed bath with shower attachment, low-level WC and wash hand basin set within a vanity unit. Chrome ladder-style heated towel rail, wall-mounted electric heater and fully tiled walls.

Bedroom

A generous double bedroom with a double-glazed window overlooking the communal gardens. Benefiting from an electric heater and built-in storage cupboard.

Communal Facilities

Residents benefit from an excellent range of communal amenities, including a spacious residents' lounge enjoying views across the beautifully maintained south-facing gardens, laundry room, guest suite (available subject to charge), passenger lift, off-road parking, on-site House Manager and a 24-hour Careline emergency response system.

LEASE - 99 years from 1984

GROUND RENT - £219 per half year

SERVICE CHARGE - £1507.54 per 6 months

COUNCIL TAX BAND A

EPC RATING D

Disclaimer

- Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

- Property Information



Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

- Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

- Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

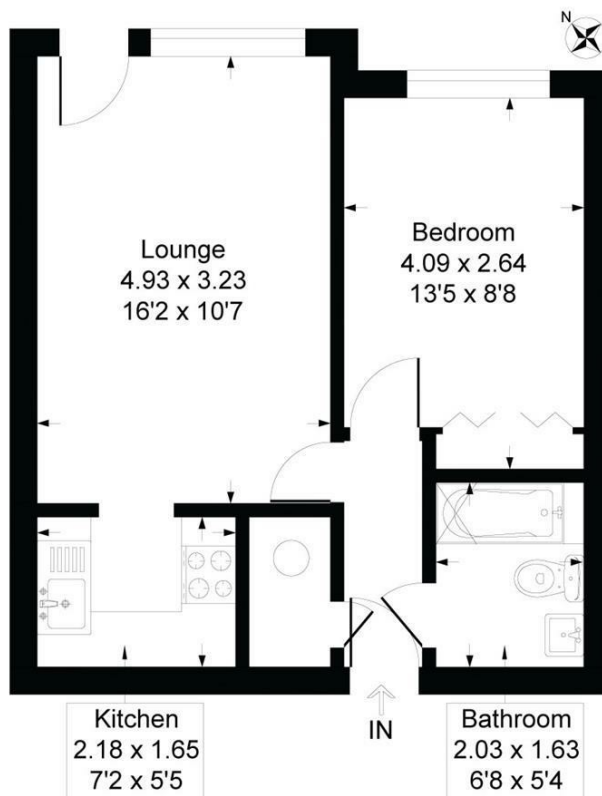
- Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

- These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.



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Approximate Gross Internal Floor Area = 39.24 sq m / 422 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Version 1

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