

1
BED

1 Bedroom Retirement Flat

3, Homeshore House, Seaford, BN25 4QQ



Price £95,000

Leasehold

phillipmann
we do more

www.phillipmann.com



inbrief...

GROUND FLOOR RETIREMENT FLAT with DIRECT GARDEN ACCESS - CHAIN FREE

An opportunity to purchase a one bedroom ground floor flat in a popular retirement development with the added benefit of having direct access onto the attractive communal gardens. Homeshore House is within level walking distance of the town centre and close to local shops and leisure centre. There is a regular bus service to Brighton/Eastbourne directly outside the development. Communal facilities include a residents lounge, laundry, delightful communal gardens, residents parking, guest suite, on-site house manager, and 24 hour care alarm system.

Flat 3 has an entrance hall with large storage cupboard with hot and cold water tanks. The lounge/dining room - 16'2 x 10'7 - has wall lights, night storage heater and full height double glazed window and door with direct access on to secluded communal gardens.

An archway leads to the connecting kitchen - 7'2 x 5'5 - fitted with a range of units comprising sink set into work surface with cupboards and drawers below, inset four ring electric hob with electric oven below and filter hood above, matching wall mounted cupboards, spaces for fridge and freezer, part tiled walls and extractor fan. The bedroom - 11'6 to front of wardrobes x 8'8 - has a built in double wardrobe with hanging rail and shelving, night storage heater, wall lights and double glazed window overlooking the communal gardens.

The bathroom is adjacent to the bedroom and has a low level bath with Triton shower over, WC, basin with cupboard below, part tiled walls and extractor fan.

LEASE - 99 years from 1984
GROUND RENT - £219 per half year
SERVICE CHARGE - £1507.54 per 6 months



Energy Rating - D

Council Tax Band - A

moreinfo...

Phillip Mann Seaford Office
1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

To see more details on this & all our homes go to
www.phillipmann.com

