



7 RICHMOND COURT RICHMOND ROAD, SEAFORD, BN25 1DR

£250,000

A bright and spacious two bedroom top floor apartment set within the Richmond Court development, perfectly positioned to enjoy some of Seaford's most attractive coastal and recreational views.

Offering generous room sizes, triple aspect living lounge/dining room and a superb outlook across The Salts Recreation Ground and towards the sea, providing an ideal blend of comfort, convenience and coastal living.

Other features and benefits include, wood block flooring to many of the rooms, double aspect kitchen with views. There is also a garage situated to the rear of the block.

For sale with vacant possession, no onward chain and a share of freehold

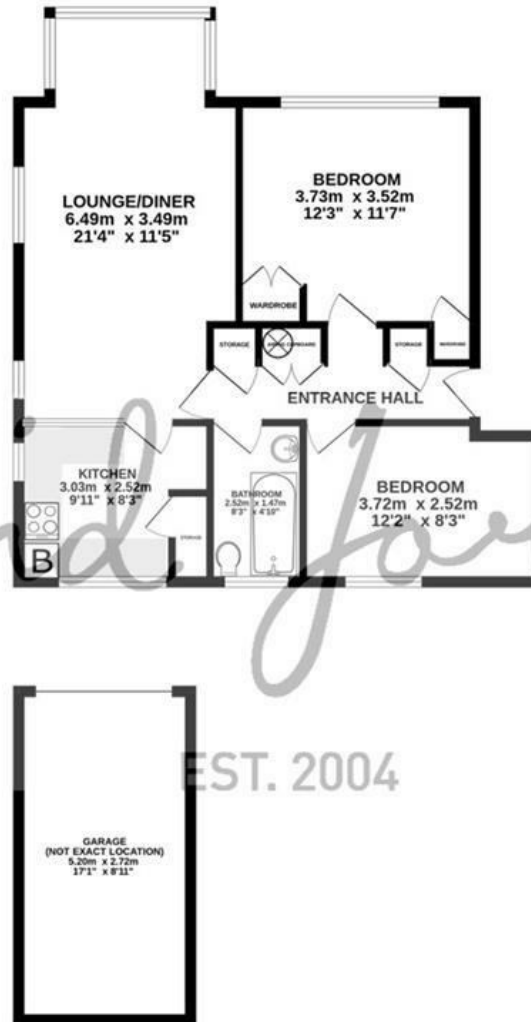
- TWO BEDROOM TOP FLOOR APARTMENT
- TRIPLE-ASPECT LOUNGE/DINING ROOM
- SPECTACULAR SEA, HARBOUR AND RECREATION GROUND VIEWS
- DOUBLE ASPECT KITCHEN
- GARAGE IN COMPOUND
- PLENTY OF STORAGE
- CONVENIENT LOCATION TO SEAFORD SEAFRONT, TOWN CENTRE AND TRANSPORT LINKS
- VACANT POSSESSION WITH NO ONWARD CHAIN
- SHARE OF FREEHOLD
- 999 YEAR LEASE WITH 942 YEARS REMAINING. SERVICE CHARGE OF £1750 PER YEAR



The floor plan for the second floor includes the following rooms and dimensions:

- KITCHEN:** 3.03m x 2.52m (9'11" x 8'3")
- BATHROOM:** 2.52m x 1.47m (8'2" x 4'10")
- BEDROOM:** 3.72m x 2.52m (12'2" x 8'3")
- ENTRANCE HALL:** Located at the top of the plan.

The plan also shows a staircase labeled 'DOWN' and a small area labeled 'B' in the bottom left corner.



TOTAL FLOOR AREA : 74.8 sq.m. (806 sq.ft.) approx.

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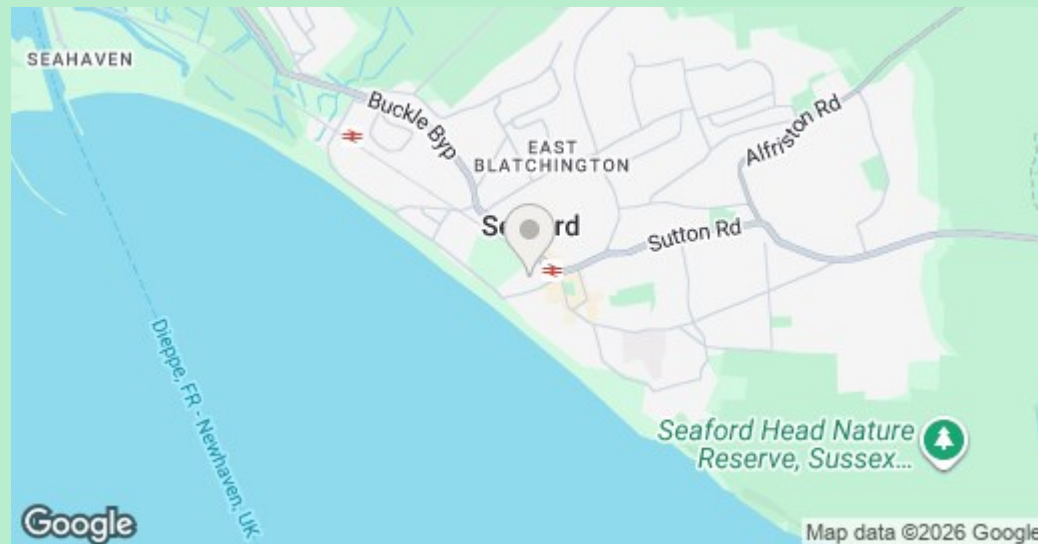
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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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EST. 2004