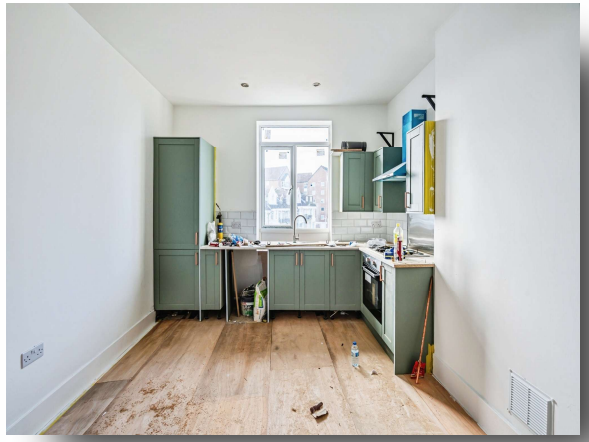
Pelham Road,Seaford BN25 1ES

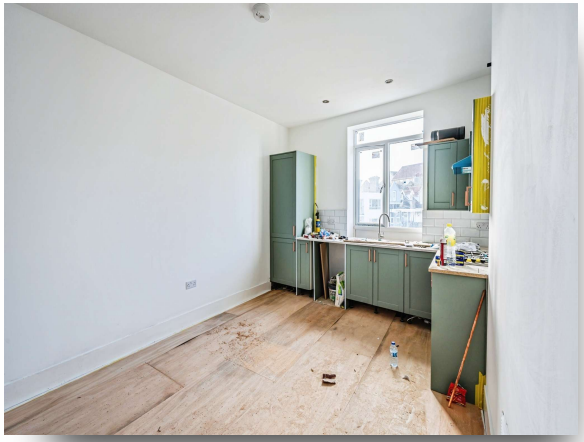
fox & sons

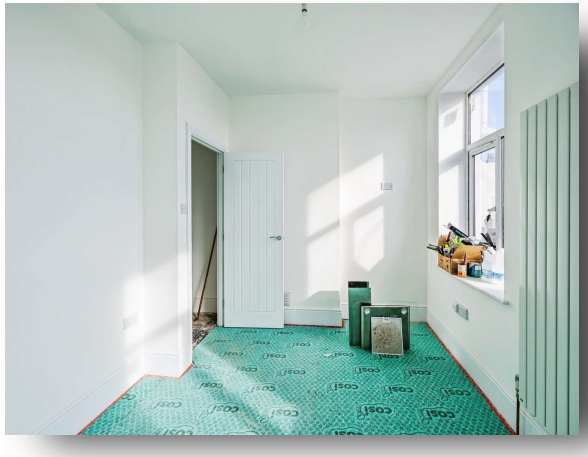
welcome to

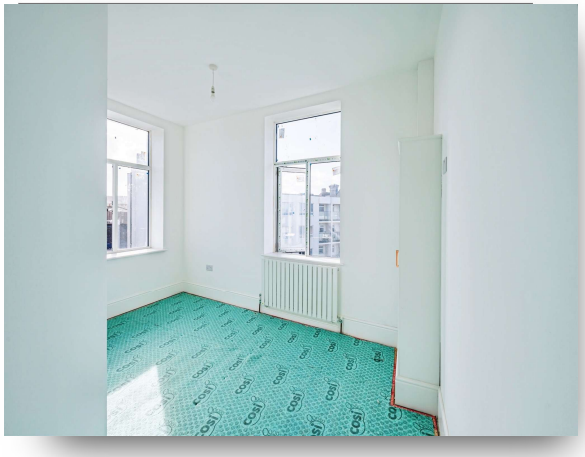
Pelham Road, Seaford

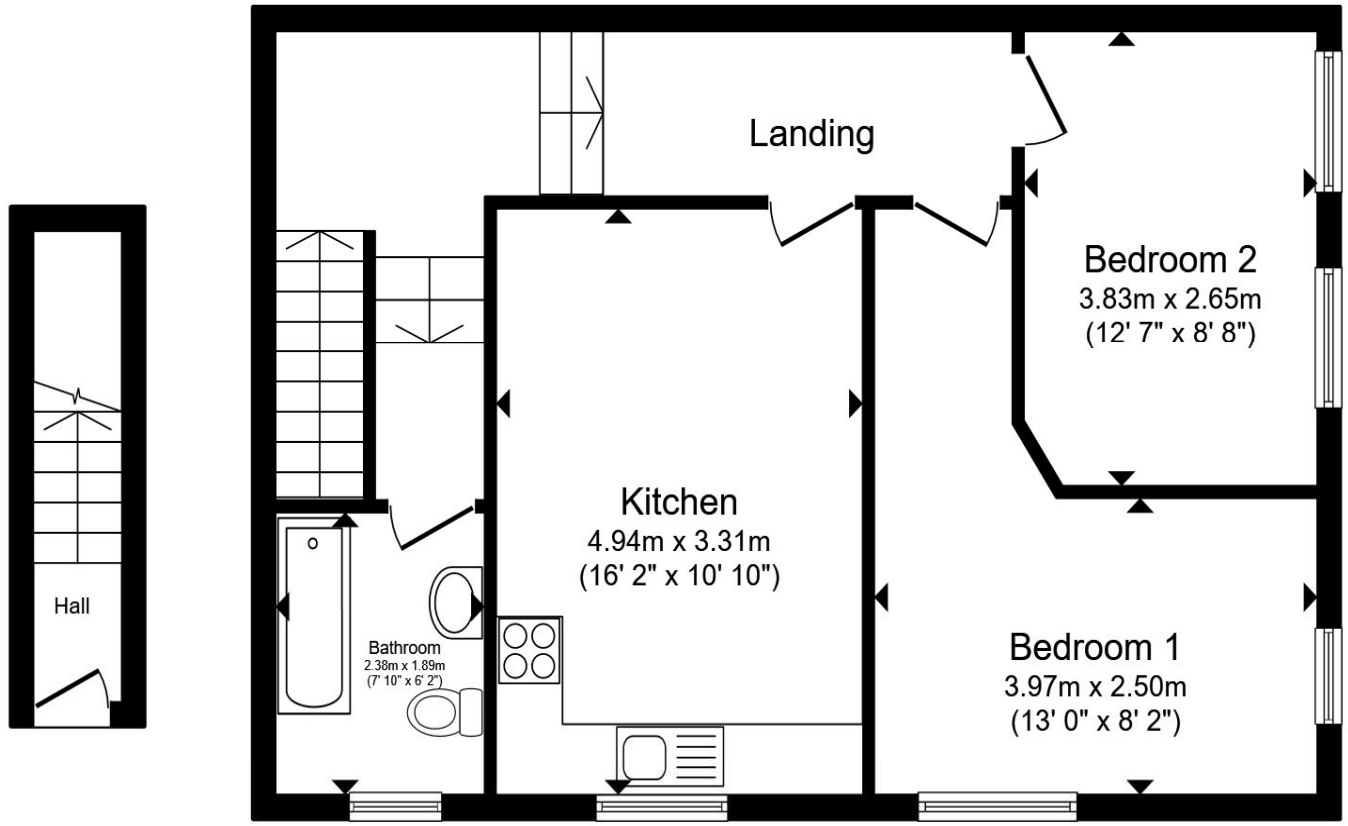
A two bedroom refurbished top floor flat with an open-plan living room/kitchen and two well sized bedrooms. Close to local shops, transport links and the seafront this is an ideal opportunity for first time buyers, investors or those looking to downsize.











Ground Floor

First Floor

Total floor area 63.6 m² (685 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Ground Floor Entrance Hall

Entrance Hall

Kitchen/Living Room
16' 2" x 10' 10" (4.93m x 3.30m)

Bedroom One
13' x 8' 2" (3.96m x 2.49m)

Bedroom Two
12' 7" x 8' 8" (3.84m x 2.64m)

Bathroom
7' 10" x 6' 2" (2.39m x 1.88m)

Agent's Note

welcome to

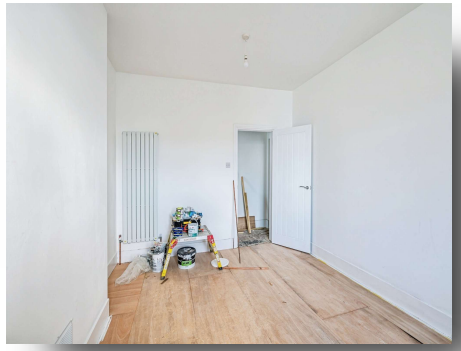
Pelham Road, Seaford

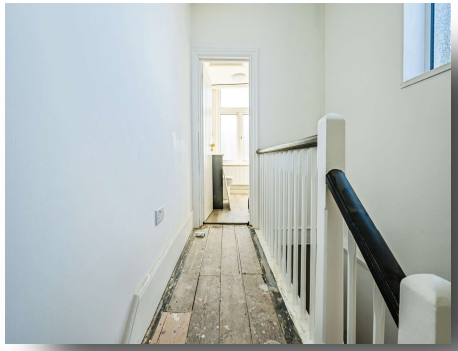
- SPACIOUS OPEN PLAN KITCHEN/LIVING ROOM
- FULLY REFURBISHED
- NEWLY FITTED KITCHEN
- TWO WELL SIZED BEDROOMS
- CLOSE TO TOWN CENTRE & SEAFRONT

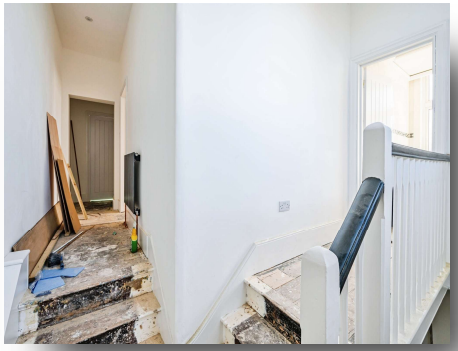
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: £0
Ground Rent: £0

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000







Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109356

The Property Ombudsman

Property Ref:
SEA109356 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01323 899116

Seaford@fox-and-sons.co.uk

1 Clinton Place, SEAFORD, East Sussex, BN25 1NL

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.