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# Great Condition Second Floor Flat!

47 Homeshore House, Sutton Road, Seaford, BN25 4QQ

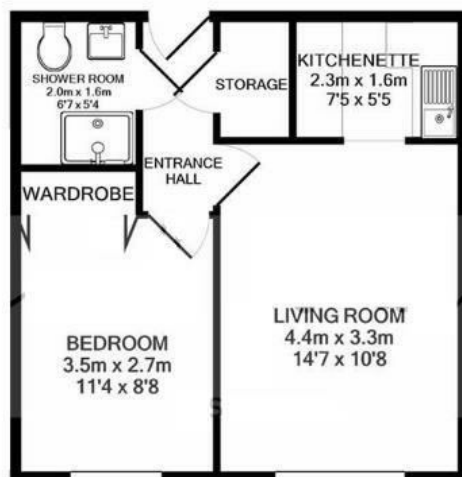


Price £97,500

Freehold

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## 47 HOMESHORE HOUSE SUTTON ROAD SEAFORD TOTAL APPROX. FLOOR AREA 35.9 SQ.M. (386 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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## inbrief...

Homeshore House is a popular development conveniently located within level walking distance of Seaford town centre, local shops, leisure centre, and bus routes between Brighton and Eastbourne.

This well-presented, upgraded retirement flat is situated on the second floor and comprises an entrance hall, recently installed kitchenette, sitting/dining room, double bedroom, and spacious modern shower room.

Communal facilities include a large residents' lounge overlooking attractive south-facing gardens, laundry room, guest suite (available for a charge), passenger lift, off-road parking, house manager, and a 24-hour care-line system.

The property is offered for sale with immediate vacant possession and no onward chain.

The main entrance doors open into a communal entrance hall with lift and staircase access to the upper floors. A personal door leads to:

**Flat 47 – Entrance Hall:**  
Includes a walk-in cupboard with slatted shelving housing the consumer unit, water tank, and electric meter. Entry-phone pad is also located here.

**Sitting/Dining Room:**  
Double-glazed window to the front, overlooking the entrance to Homeshore House.

**Kitchenette:**  
Installed in May 2021, featuring wall and base units, work surface with inset sink and drainer, space for cooker and fridge, tiled splashback, and extractor fan.

**Bedroom:**  
Double-glazed window overlooking the front, with a fitted wardrobe.

**Shower Room:**  
Modern white suite comprising a shower enclosure with Triton electric shower, wash basin set into a vanity unit with mirrored cupboard above, close-coupled WC, ladder-style heated electric towel rail, and tiled walls.

**Disclaimer:** Measurements are approximate and intended as general guidance. Dimensions should be verified before ordering carpets or built-in furniture.

**Lease details:** 159 years from 1 September 1984. Ground rent: £294.94 per six months. Service charge: £1,507.54 per six months.



Council Tax Band: A

EPC Rating Level: C

## moreinfo...



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