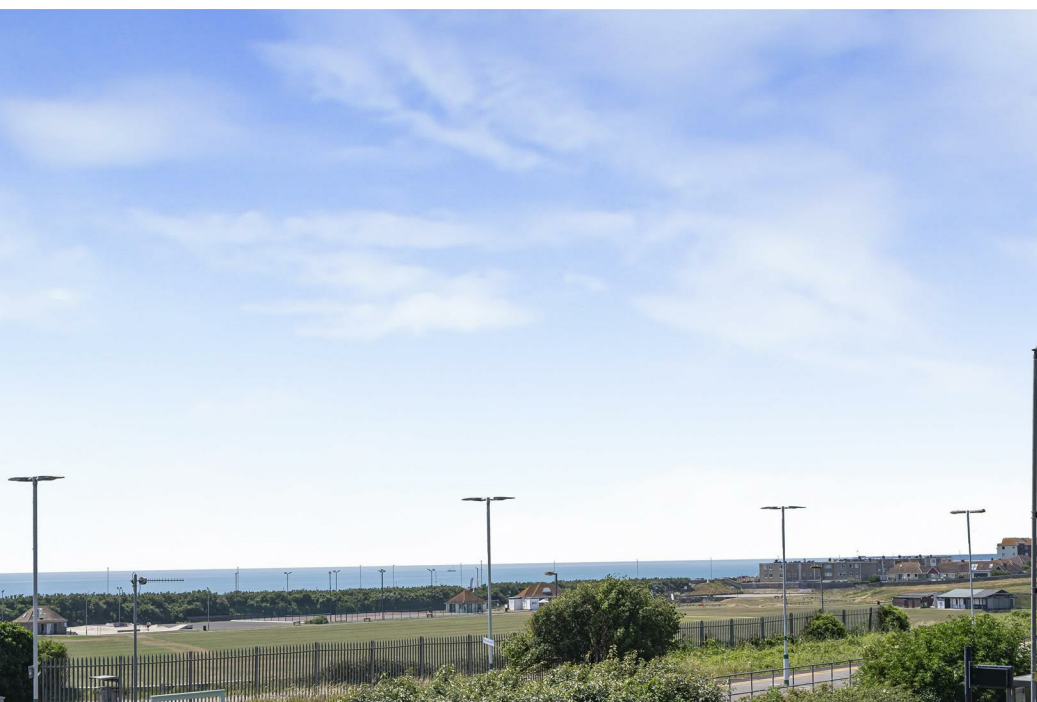




**2 Bed  
Flat  
located in Martello Place**





## 5 Martello Place 7 Station Approach Seaford BN25 2AS



### Asking Price £225,000

Situated in town centre of Seaford, this well-presented first floor flat offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this apartment is ideal for those seeking a modern living space.

The open-plan layout creates a welcoming atmosphere, perfect for both relaxation and entertaining.

The property boasts a generous reception room that flows seamlessly into the contemporary kitchen area, making it an inviting space for family and friends. The bathroom is well-appointed, ensuring that all your needs are met.

One of the standout features of this apartment is the allocated underground parking, providing both security and ease of access. Additionally, there is access to secure external storage, which is a valuable asset for those who require extra space for bicycles or outdoor equipment.

Situated within walking distance of Seaford town centre, residents will enjoy easy access to a variety of shops, cafes, and amenities. The nearby railway station offers excellent transport links, while the beautiful seafront is just a short stroll away, perfect for leisurely walks or enjoying the coastal scenery.

This property presents an excellent opportunity for first-time buyers, investors, or anyone looking for a low-maintenance home in a vibrant community. With its prime location and modern features, this flat is not to be missed. Property is being offered with a 40% Shared Ownership. Price advertised is 100 % ownership, which is available to purchase.

### Property Description

Seaford Properties are delighted to bring to the market this attractive two-bedroom first floor apartment, conveniently located close to local amenities, transport links and Seaford beach.

The accommodation comprises a welcoming entrance hall with a useful storage cupboard, leading through to a bright and spacious open-plan living area incorporating lounge, dining and kitchen spaces. The modern fitted kitchen features a range of wall and base units, integrated fridge/freezer and washing machine, electric oven and hob with extractor hood, and space for a washing machine. The generous living area offers ample room for both dining and relaxation.

There are two well-proportioned double bedrooms, both enjoying natural light from front-aspect windows, alongside a contemporary family bathroom fitted with a bath and shower over, WC and wash hand basin.

Further benefits include an allocated parking space within a secure underground car park with internal access to the building, a secure lockable external storage cupboard, double glazing throughout and a security entry phone system.

Located within easy reach of Seaford town centre, the train station and the beach, this property combines convenience with comfortable modern living.

EPC Rating B | Council Tax Band B

Please note: The property is being offered for sale with a 40% Share of ownership and the advertised price is the full price. 100% ownership purchase is available.

#### Financial Information:

Percentage Share = 40%

Monthly Rent = £468.80

Monthly Ground Rent = £20.83

Monthly Service Charge = £216.39

Percentage Share = 100%

Annual Service Charge = £2,596.68

Annual Ground Rent = £250

Please note the rent and service charge is reviewed annually 01 April.

### 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**

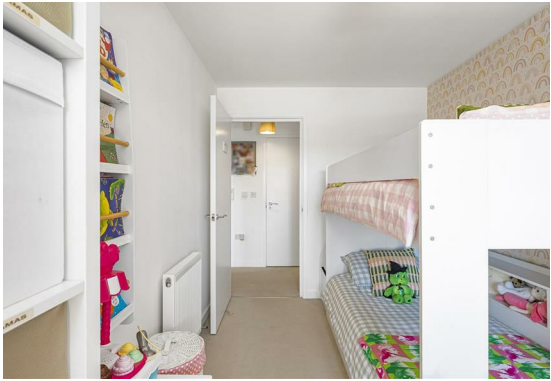
All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- **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.







**Martello Place 7 Station Approach, Seaford, BN25 2AS**



# Flat 5 Martello Place, BN25 2AS

Approximate Gross Internal Floor Area = 63.09 sq m / 679 sq ft

Outbuilding Area = 2.10 sq m / 23 sq ft

Total Area = 65.19 sq m / 702 sq ft

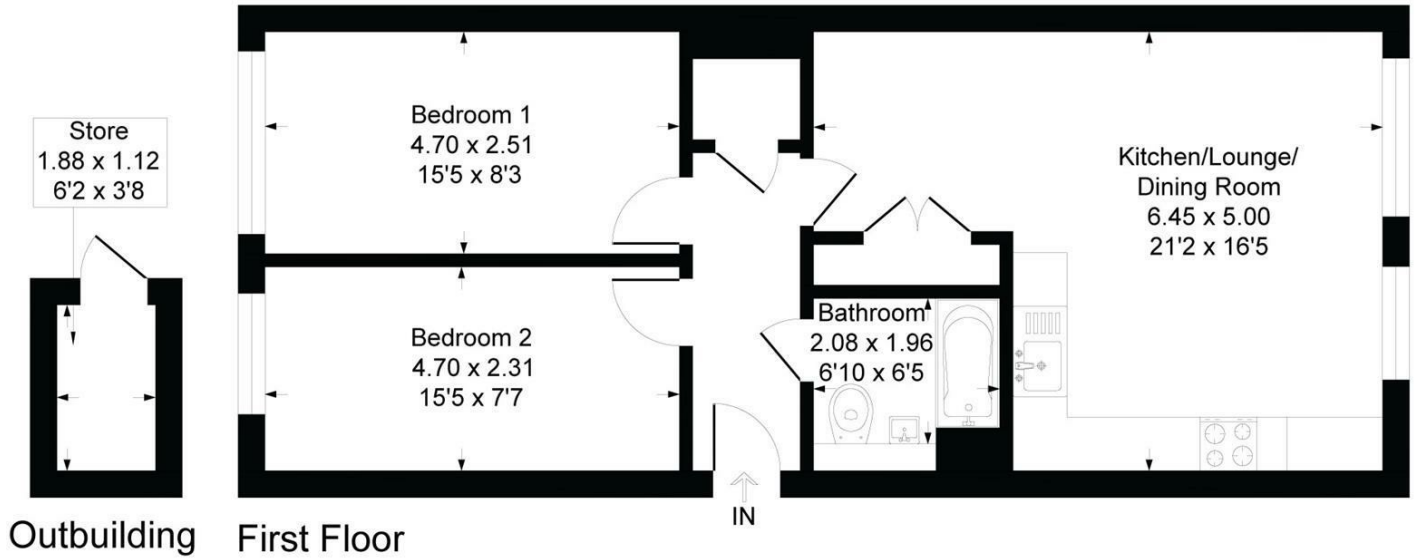


Illustration for identification purposes only, measurements are approximate, not to scale

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>83</b>                  | <b>83</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

version 1

## CONTACT

18 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

