

2
BED

Close to Town, Beach and Train Station
Flat 5, Coombe Lodge, Seaford, BN25 2QD



Price £235,000

Share of Freehold

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inbrief...

This two bedroom flat is located on the first floor of a purpose built block which is conveniently situated close to local shops and a regular bus service, walking distance to the beach and 'Salt's' recreation ground and within a half mile of the town centre and train station. Benefits include gas central heating with modern 'Worcester' combi boiler, double glazed windows, balcony and partial sea views, allocated parking space and share of freehold.

As you enter the main communal reception area there are stairs to the first floor. The entrance hall to flat 5 has a meter/store cupboard, linen cupboard and entry phone. The lounge/dining room 20'3" x 11'3" has dual aspect windows and full height sliding glass doors to the balcony with distant sea and harbour views.

The kitchen 9'1" x 8'4" is opposite the lounge and has a good range of high gloss wall and base cupboards, complemented by ample working surface with inset sink, ceramic hob with concealed extractor, electric oven, integrated fridge and freezer and washing machine.

There is a shower room off the hall which has a glass shower cubicle with mains rain head shower, WC, wash basin in vanity unit, heated towel rail and tiled walls.

Bedroom one 12'2" x 10'6" has dual aspect windows with distant sea and harbour views and a good range of built in mirror fronted wardrobes.

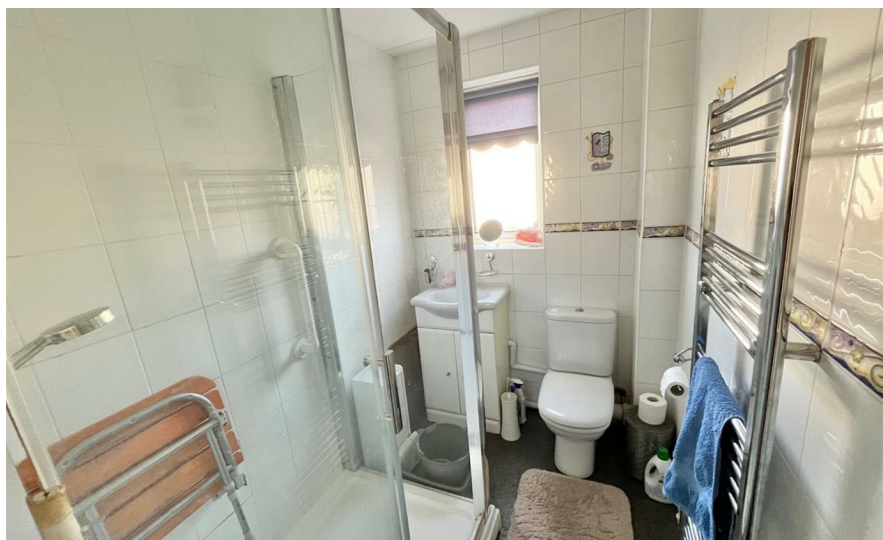
Bedroom two 9'4" x 9'2" is a good size double and has an open aspect window.

Outside there is an **ALLOCATED PARKING SPACE** with the property.

OUTGOINGS:

SHARE OF FREEHOLD - Run by residents assoc.

SERVICE CHARGE - £800.00 P/A



Energy Rating - C

Council Tax Band - C

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG

01323 898666

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