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BED

Ground Floor Flat Near Seafront

GFF 7, Connaught Road, East Sussex, BN25 2PT



Price £225,000

Leasehold

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inbrief...

Phillipmann Estate Agents are delighted to have for sale this one bedroom ground floor flat which is conveniently located situated close to local shops and a regular bus service on Claremont Road, whilst Seaford beach and promenade is within walking distance and being sold with NO ONGOING CHAIN!

Benefits include double glazed windows, gas central heating and the property is offered with vacant possession.

Entering the flat you are welcomed into a nice sized hallway which is fitted with storage cupboards.

The Kitchen 12.01" x 10.10" is fitted with a range of wall and base cupboards, work surface with tiled splash backs and inset stainless steel sink / drainer. There is an electric hob with extractor, electric oven and appliance space for washing machine, integrated fridge freezer, wall mounted central heating boiler and a door out to the garden.

The Lounge 15.07" x 12.10" is a great sized room which has multiple seating arrangements and includes original features, fireplace, tall ceilings and a lovely bay window which can be utilised well.

Following through the hall you will find a newly installed Shower room with a walk-in shower, plumbed in up and over shower attachment, heated towel rail, extractor fan, frosted glass window and a sink vanity unit. 9.01" x 5.0"

The final room in the property is the great sized double bedroom which has space for multiple chest of drawers, wardrobe space, bedside table space and lovely patio doors out to the decked area in garden. 13.07" x 11.2"

The Garden has a southerly aspect which is decked and also includes a lawned area, it is very low maintenance and a perfect sun trap.

The property is leasehold and has a remainder of 152 years on the lease.

OUTGOINGS: £740 Per Half Year.

Viewings are highly recommended for this great sized newly renovated Ground Floor Flat with some great features!



Council Tax Band: A

Energy Level Rating: C

moreinfo...



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