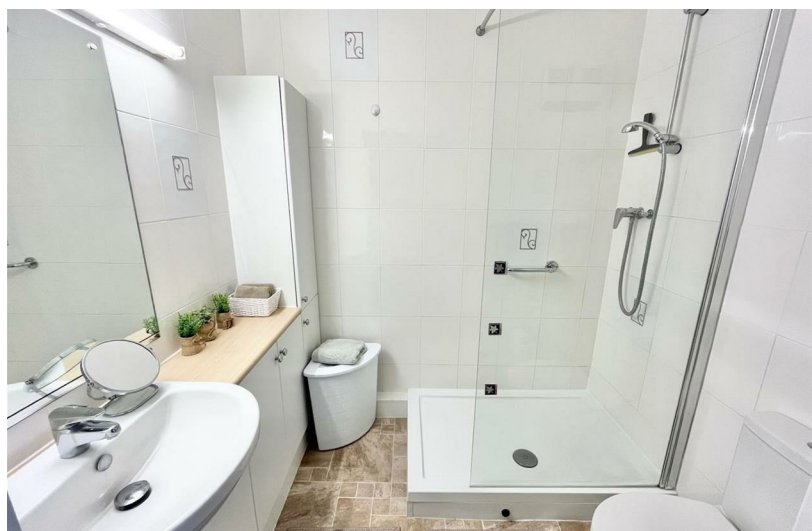


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BED

# Popular Retirement Development

Flat 30, Hometye House, Seaford, BN25 2BQ



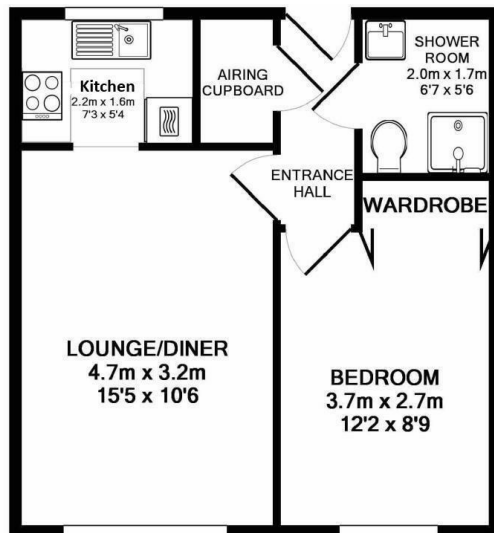
£115,000

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**30 HOMETYE HOUSE CLAREMONT ROAD SEAFORD**  
**TOTAL APPROX. FLOOR AREA 37.2 SQ.M. (401 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...

An opportunity to purchase a delightful one bedroom SECOND FLOOR retirement flat located to the rear of Hometye House overlooking the well maintained communal gardens. Hometye House is situated within easy walking of Seaford town and train station with connections to Brighton and London, buses are also within easy reach just a couple of minutes away.

As you enter Hometye House through the main doors to the entrance lobby, you will notice the door entry phone system to your left, access can only be granted by residents or key holders. The passenger lift is directly in front of you and the residents lounge and house managers office is to your left and the laundry room is down the hallway to the right.

As you enter the flat the hallway has a large store/airing cupboard housing hot and cold water tanks, and door entry phone system with 24 hour 'care alarm'.

The lounge/dining room has a night storage heater and large 'tilt n turn' double glazed window which has pleasant views over the communal gardens to the rear.

An archway leads to the adjoining kitchen which is fitted with a range of wall and base cupboards. There is work surface with tiled splash backs, an inset sink unit, ceramic hob, separate electric oven, space for fridge/freezer and window with views towards Seaford Head.

The good size double bedroom also has a large window with outlook over the communal gardens, recessed double wardrobe cupboard and night storage heater.

Off the hall is the modern shower room which comprises walk in glass shower cubicle, WC, wash basin in vanity unit, fitted cupboards, wall heater and extractor fan.

The numerous benefits that living in Hometye House can offer are a residents lounge and social activities, on call house manager, residents and visitor parking along with mobility scooter parking and laundry room.

OUTGOINGS: Service Charge - £1354.00 half yearly  
Ground Rent - £221.00 half yearly



Energy Rating - C

Council Tax Band - B

moreinfo...



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