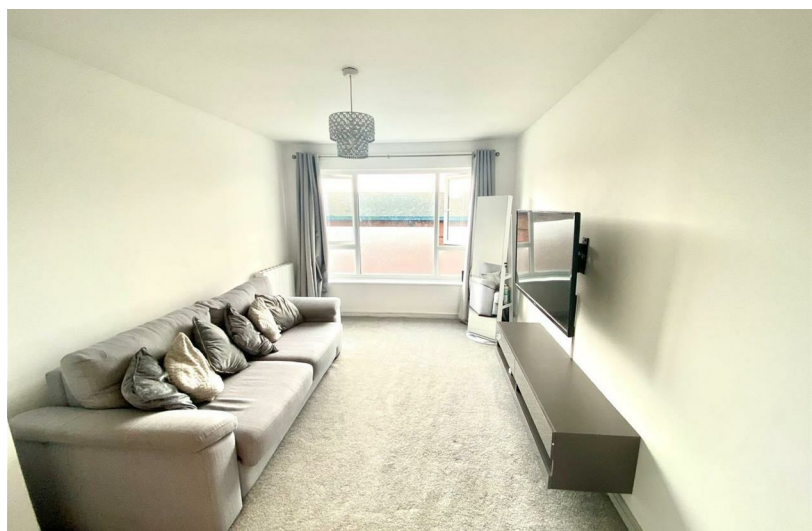


1
BED

A First Floor Town Centre Flat

Flat 7, Beachcroft, 9 Pelham Road, Seaford, BN25 1EN

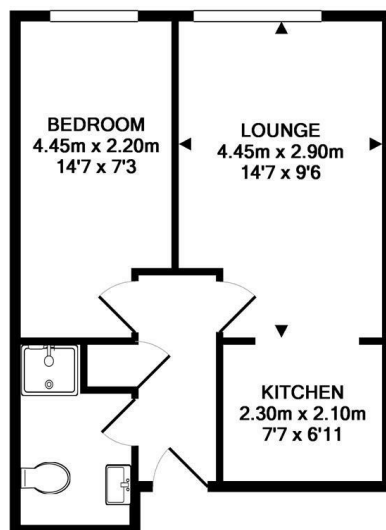


Price £155,000

Leasehold

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TOTAL APPROX. FLOOR AREA 33.8 SQ.M. (364 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...

This well presented 1 bedroom flat is conveniently situated in the heart of the town centre and therefor within easy access of shops, buses, train station and seafront. As you approach the purpose built block the main entrance has a security coded door and stairs to the second floor. The entrance hall of flat 7 has a useful storage cupboard with space and plumbing for a washing and entry phone.

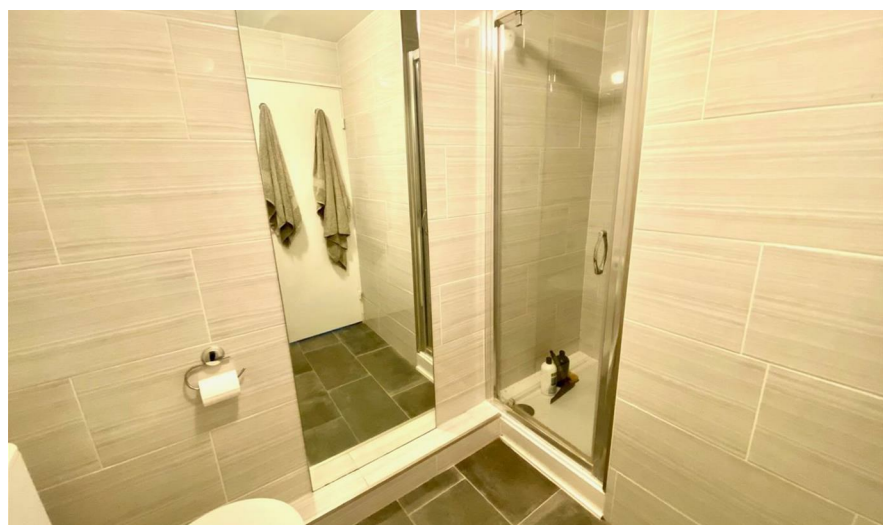
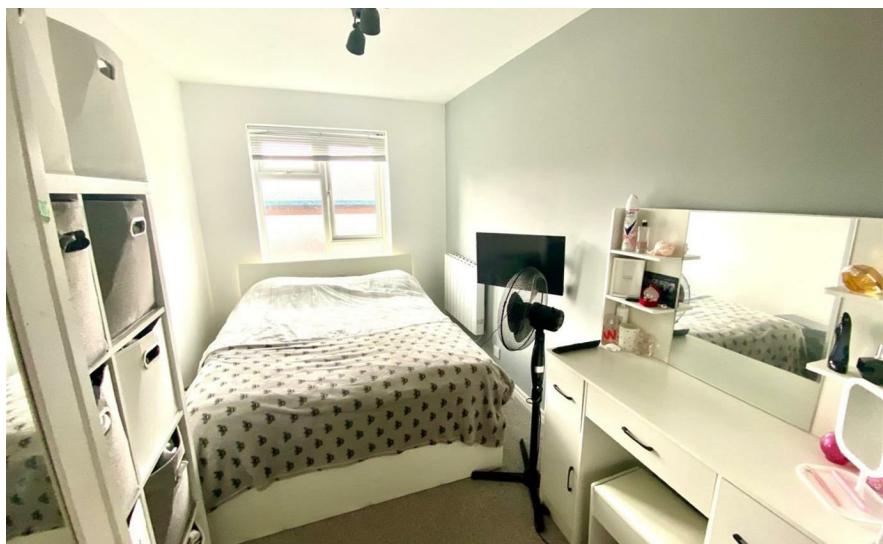
A particular feature is the open plan lounge with adjoining kitchen. The lounge area has a large double glazed window with southerly aspect views over the surrounding area, whilst the good size kitchen has space for a bistro style table and chairs and is fitted with a good range of high gloss wall and base cupboards, complemented by ample work surface. There is an inset stainless steel sink, ceramic hob with extractor hood and electric oven, space for upright fridge/freezer, kick board heater and down lighting.

The good size double bedroom is adjacent to the lounge and has ample space for wardrobes and a double glazed window with a south aspect.

From the entrance hall the shower room/WC has been fitted with a contemporary style suite, complemented by fully tiled walls and under floor heating, and comprises an enclosed shower cubicle with glass door and electric shower, wash basin set in vanity unit, WC and extractor fan.

OUTGOINGS :

Lease - 140 Years Remaining
Service Charge - £1000.00 pa
Ground Rent - £50.00 pa



Energy Rating - D

Council Tax - A

moreinfo...



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