1 BED

## Ground Floor Purpose Buit Flat

15 St. Crispians Court, Claremont Road, Seaford, BN25 2DZ







Price £150,000

Leasehold

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GROUND FLOOR 517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA, 53.7 sq.ft, (48.0 sq.m.) approx.

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this purpose built, 1 bedroom, ground floor flat. Situated in a popular area of Seaford, close to the train station, buses and shops. The flat benefits from electric heating, double glazing and a private allocated parking space.

The entrance is via a communal entrance with a door entry phone and private door to flat no15. The entrance has an electric heater, a door entry phone, cloaks cupboard and airing cupboard.

The living room has an electric night storage heater, a T.V point and a large window to the front.

The kitchen has been fitted with a range of wall and base units comprising a stainless steel sink and drainer with cupboards below, there is a built in electric oven and hob above with a filtered hood over, plumbing and space for a washing machine and space for an upright fridge freezer, tiled splashbacks and a window to the rear.

The bedroom is a good size double room with built in wardrobes with hanging rails and shelving, there is an electric heater and a window overlooking the front.

The bathroom has been fitted with a coloured suite comprising a panel bath with mixer taps, a close coupled w/c and wash hand basin, tiled walls and a window to the rear.

Outside there are communal gardens and private residents allocated parking.

Outgoings:

Lease: 86 years remaining

Service Charge: £1045.39 per 6 months

Ground Rent: £68 per annum





Council Tax Band: B

Energy Rating: C







Phillip Mann Seaford Office

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