

2
BED

Well Presented with Direct Sea Views!

Flat 20 Hometye House, Claremont Road, Seaford, BN25 2BQ

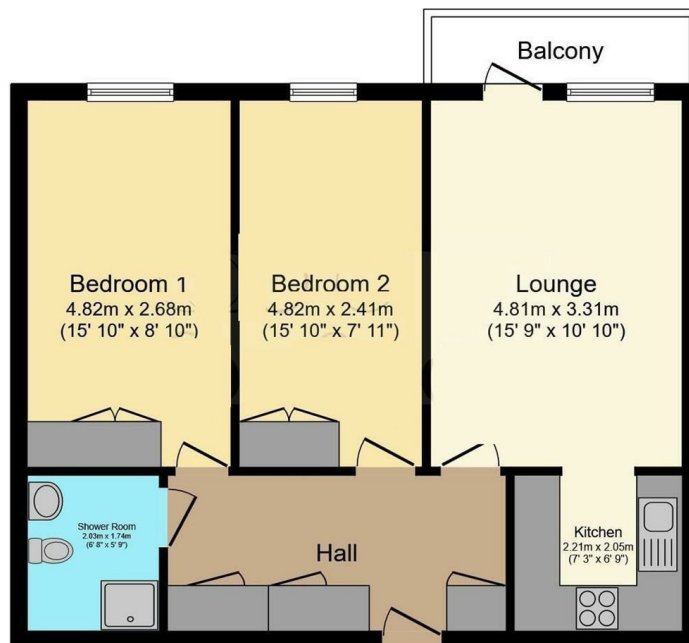


£170,000

Leasehold

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Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

inbrief...

Phillip Mann Estate agents are pleased to offer this exceptionally well presented 2 Bedroom retirement flat to the market. Located on the first floor of the popular 'Hometye House' development which is conveniently situated close to Seaford town, train station and regular bus service. 'Hometye House' offers many facilities for the residents to include a lounge, laundry room, on site house manager, guest suite and 24 hour care alarm system, lift to all floors and communal gardens and terrace. The flat is considered to be in good decorative order and has the benefit of modern programmable electric heating, shower room/WC, kitchen with integrated appliances and double glazed windows.

As you enter the apartment the entrance hall houses the door entry/care alarm, cloaks cupboard, utility cupboard with space and plumbing for washing machine a tumble dryer and further airing cupboard.

The lounge has full height windows and door onto a balcony with south/west aspect and superb views of the sea and across the 'Salts' towards Seaford Head.

From the lounge the adjoining kitchen is fitted with a range of high gloss wall and base cupboards, complemented by solid oak working surface with inset sink unit, ceramic hob with extractor hood, electric oven and space for fridge/freezer.

The good size main bedroom has a fitted double wardrobe cupboard and window with direct sea views.

Adjacent to the main bedroom is the shower room which comprises a mobility access shower, WC, wash basin in vanity unit, heated towel rail and tiled walls.

Bedroom two could also work well as a formal dining room and has a window with direct sea views.

VIEWINGS ON THIS FLAT COME HIGHLY RECOMMENDED AND CAN BE ARRANGED VIA THE SELLERS SOLE AGENT PHILLIP MANN.

OUTGOINGS - Lease 88 years rem, Service Charge £4,803.42 pa, Ground Rent £553.68 pa



Energy Rating - C

Council Tax Band - C

moreinfo...



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