

2
BED

Garage and Store Room

3 Firle Court, Chyngton Road, Seaford, BN25 4HD



Price £235,000

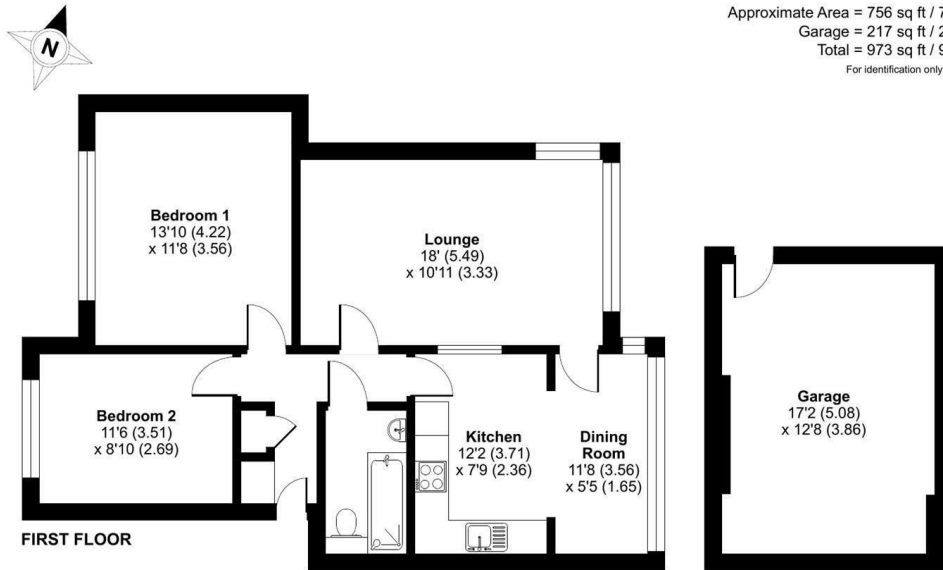
Leasehold

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Chyngton Road, Seaford, BN25

Approximate Area = 756 sq ft / 70.2 sq m
 Garage = 217 sq ft / 20.2 sq m
 Total = 973 sq ft / 90.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Phillip Mann Estate Agents. REF: 927357

inbrief...

This well presented 2 double bedroom flat is located in a sought after purpose built block, being within convenient walking distance of Seaford town centre and having a number of benefits to include double glazed windows, gas central heating and garage with separate store room. Flat 3 is on the first floor. The entrance hall has a useful store cupboard and airing cupboard housing a Glow Worm combi boiler (installed Jan 2021) .

The dual aspect lounge has a pleasant view over the communal green to the rear of the block and connecting door to the kitchen/dining room.

The kitchen has a good range of wall and base cupboards with ample working surface, complemented by tiled splash backs. There is an inset stainless steel sink, gas hob with extractor canopy, double electric oven and appliance space for washing machine and dish washer. There is a tiled floor and the dining area has good space for a dining table and window with view over the green.

The bedrooms are located to the front of the flat and are both good size double rooms. The bathroom is fitted with a modern white suite and comprises a bath with electric shower (installed Sept 2021) WC, wash basin, heated towel rail, tiled walls and flooring and extractor fan.

The communal stairs lead to the lower ground floor, where there is the addition of a good size garage, which is accessed from the rear of the block and has parking in front. There is power and light and a separate store room along with bin and recycling area.

OUTGOINGS: Lease - 999 years from 1962 - Service Charge - £120pm ground Rent - £15.00 pa



Energy Rating - C

Council Tax band - C

moreinfo...

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