

2  
BED

# Lovely Modern 2 Bedroom Flat!

100% Flat 7 2, Newlands Place, Seaford, BN25 4FD



Price £265,000

Leasehold

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## inbrief...

Opportunity to purchase this superb two bedroom second floor flat in the popular Bellway Development site, close to local schools, shops, parks and main bus routes.

This property benefits from 8 years NHBC Warranty, double glazing, allocated parking (159), secure door entry system and spacious accommodation!

You are welcomed into a very large hallway as you enter the flat with a generous utility cupboard on your left with plenty of shelving for storage and the Washer / Dryer.

Opposite is the bathroom which has been part tiled and has a bath with up and over shower, W/C, wash hand basin, extractor fan, frosted glass window and a heated towel rail.

Bedroom one is next along the hall which is a lovely spacious double bedroom with plenty of space for fitted or free-standing furniture. Bedroom one is of a very generous size again with ample furniture space.

Next along the hall is bedroom two, a lovely spacious double bedroom with plenty of room for fitted or free standing furniture. Again the first bedroom is very generous in size with plenty of furniture space.

The open plan Kitchen / Lounge / Diner is a great social space, the kitchen section includes multiple base and wall hung units, four ring gas hob, electric oven with cooker hood, integrated fridge-freezer, integrated dishwasher and stainless steel sink / drainer. The lounge is a good size, perfect for entertaining and has a Juliet balcony with distant views of Seaford Head.

Outside - small communal play ground and a large field with linking paths to local close-by roads. Another communal bin store is located.

Outgoings - Lease of 989 years  
Service charge £66.94  
Estate charge £10.53  
Buildings insurance £20.48  
Management fee £36.73  
Reserve fund payment £47.17  
Total monthly payment of £181.85 (£2182.20 per year).

VIEWINGS HIGHLY ADVISED FOR THIS SPACIOUS MODERN FLAT!



Council Tax Band: C

Energy Rating Level: B

moreinfo...



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