

2
BED

Garden Flat in Centre of Town

1 Richmond Court, Richmond Road, Seaford, BN25 1DR



£300,000

Freehold

phillipmann
we do more

www.phillipmann.com

1 Richmond Court, BN25 1DR
Approximate Gross Internal Floor Area = 71.46 sq m / 769 sq ft

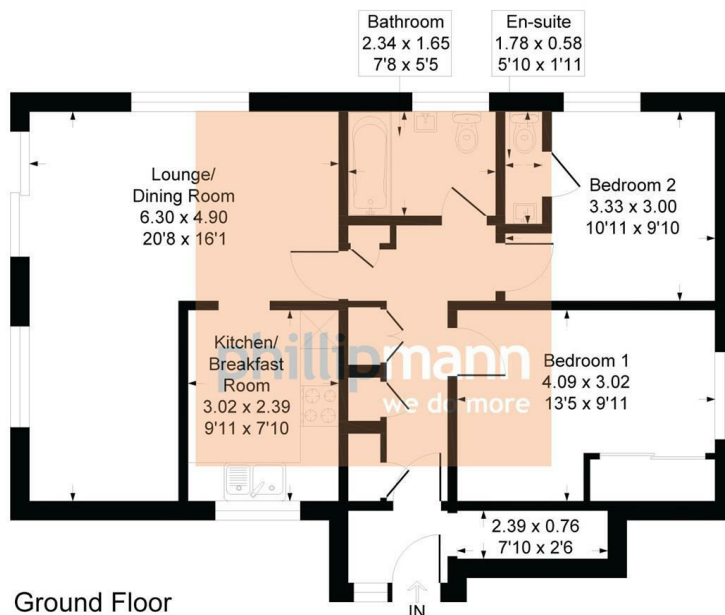


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

A rare opportunity to purchase a Freehold two double bedroom ground floor flat with private garden and garage situated in a central yet quiet location in the heart of Seaford town centre. The flat lies adjacent to the 'Salt's' Recreation ground and is within approx 200 yards of the seafront, shops, train station and bus services. Offered with no on-going chain the flat has been much improved by the current owner to an exceptionally high standard and now benefits from a modern fitted kitchen with appliances, contemporary bathroom suite, gas central heating with modern boiler and double glazed windows.

The property has it's own private entrance with large entrance porch and deep recessed cupboard offering useful garden storage space.

The entrance hall has a range of store cupboards and a double utility cupboard with space for washing machine and dryer.

The bathroom is fitted with a P-shaped bath having mains rain head shower and glass screen, wash basin set in vanity unit, WC, heated towel rail and mosaic tiled flooring.

A particular feature is the dual aspect lounge/dining room which enjoys superb views over the 'Salt's' and towards Newhaven Harbour, and there are sliding patio doors with access to the garden.

Off the dining area the well appointed kitchen has a good range of 'Shaker' style wall and base unites, complemented by ample working surface. There is an inset sink, induction hob with extractor canopy, electric oven, integrated dish washer and space for fridge/freezer.

Bedroom one has full height fitted wardrobes, whilst bedroom two has the benefit of an en-suite WC and wash basin which makes it ideal for a guest room.

The garden has a lovely outlook over the 'Salt's' and is wall enclosed with brick raised flower borders, patio and lawn area with further side courtyard with tap.



Council Tax Band - C

Energy Rating - C

moreinfo...



Phillip Mann Seaford Office
1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

To see more details on this & all our homes go to
www.phillipmann.com