

2  
BED

Covered Allocated Parking  
8, Litlington Court, Seaford, BN25 2NZ



Price £200,000

Leasehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)

## 8 Litlington Court, BN25 2NZ

Approximate Gross Internal Floor Area = 70.11 sq m / 755 sq ft

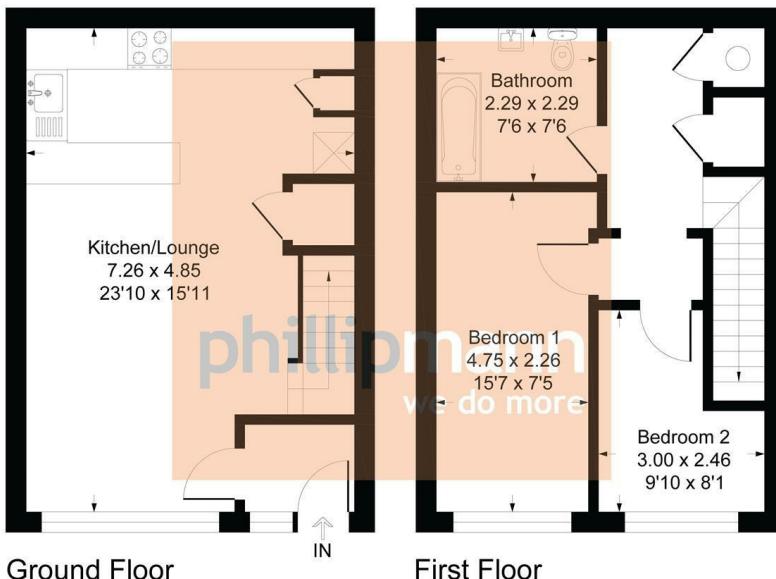


Illustration for identification purposes only, measurements are approximate, not to scale

## inbrief...

This 2 bedroom maisonette is located in a purpose built block at the end of Surrey Road in Hawth Valley. Local shops and a regular bus service are within walking distance, whilst Seaford town, train station and beach are within a mile. The property benefits from modern 'MODA' electric radiators, a modern fitted bathroom and double glazed windows.

As you approach the property there is a small enclosed deck area and front door to a large entrance vestibule with handy space for coats and boots.

The open plan lounge has a full height window with outlook over the communal gardens. There is an under stair cupboard and stairs to the first floor.

The kitchen area has a range of wall and base cupboards with working surface and breakfast bar. There is an inset sink, ceramic hob, electric oven and extractor hood, space for washing machine, slimline dish washer, double fridge/freezer and built in wine fridge.

On the first floor there is a good size landing with space for a desk and cupboards offering good storage.

The bathroom has a contemporary style suite comprising a bath with electric shower and glass screen, wash basin in vanity unit, WC, heated towel rail and tiled walls.

Bedroom one has a built in wardrobe and window overlooking the communal gardens, whilst bedroom two is a single bedroom with open aspect over the gardens.

ALLOCATED COVERED PARKING

OUTGOINGS: LEASE runs until 24th March 2166

SERVICE CHARGE £1600.00 PA



Energy Rating - D

Council Tax Band - A

## 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](http://www.phillipmann.com)