

2  
BED

# Incredibly Spacious Ground Floor Flat!

Flat 23, Corsica Hall, College Road, Seaford, BN25 1JX



Price £275,000

Leasehold

**phillipmann**  
we do more

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



## inbrief...

Corsica Hall is situated on College Road, in the Seaford Head area of the town and boasts commanding views over Seaford beach and its un-commercialised promenade.

This unique apartment in Seaford could be your lovely seaside home. Just a short stroll to the beach that fronts the property, a five minute walk to the golf course, and a ten minute walk to the town centre and train station, with an easy commute to London Victoria in 90 minutes and Brighton in 30 minutes.

This elegant, recently modernised Corsica Hall, is an individual apartment and is beautifully presented with show home quality and flexible accommodation. It comes with an allocated parking space within the impressive gated development and there are ample communal parking spaces in the well-maintained grounds, being sold with NO ONGOING CHAIN this really is a property to want!

Entering the flat on your left, you will find the main family bathroom which has been part-tiled and includes bath with mixer shower taps, wash-hand basin, low-level w/c, heated towel rail and an extractor fan.

The lounge is opposite which is incredibly spacious, with views towards Martello Tower and the sea this room really is a great space to relax. With ample space for furniture you cannot go wrong!

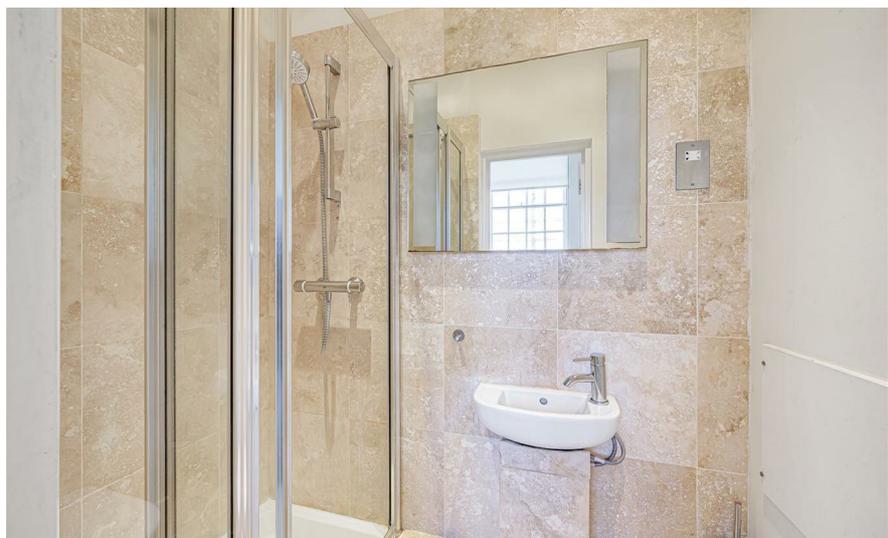
Down the hall into the kitchen which has part-tiled walls and a tiled floor, it also includes a four-ring gas hob with electric oven, multiple base and wall hung units, Baxi Combination boiler, fridge-freezer space, integrated dishwasher and washing machine.

Bedroom one is a substantial size with plenty of space for furniture, and again great sea views.

At the end of the hall you will find bedroom two which is again a good size double room that includes an en-suite shower room with a walk-in shower, wash-hand basin, W/C and extractor fan.

Viewing of the internal accommodation is highly recommended.

SERVICE CHARGE: £3754.00 Per Year  
GROUND RENT: £250 Per Year  
LENGTH OF LEASE: 125 Years From 2006



This delightful and deceptively spacious apartment gives a real feeling of space and bright and airy rooms. A modern fitted kitchen with integrated appliances and an incredibly spacious lounge. Offering 2 bedrooms and 2 bathrooms, this unique apartment must be viewed to fully appreciate all it has to offer.

## 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)