

2
BED

Purpose Built First Floor Apartment

4, Lexden Road, Seaford, BN25 3BT



Price £219,950

Leasehold

phillipmann
we do more

www.phillipmann.com

4 Lexden Road, BN25 3BT

Approximate Gross Internal Floor Area = 71.7 sq m / 772 sq ft

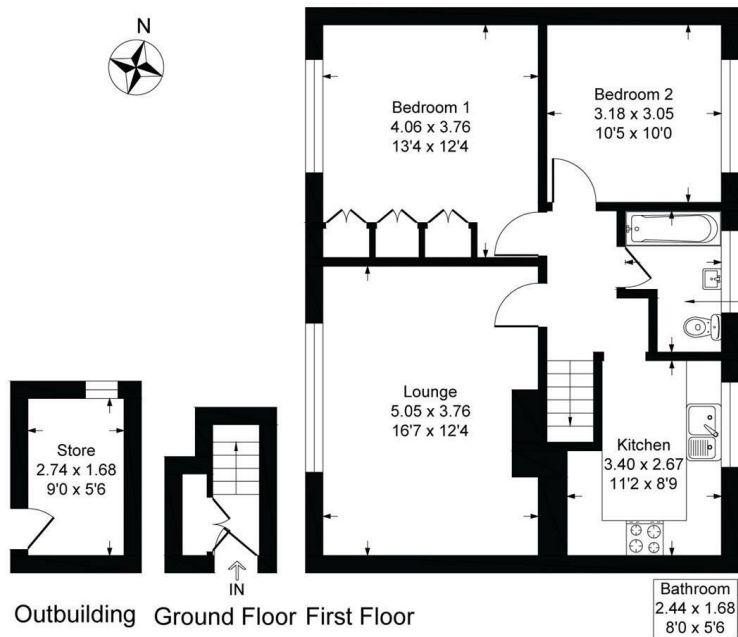


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillip Mann estate agents are delighted to offer for sale this large, 2 double bedroom first floor leasehold apartment. The property has been lovingly maintained and upgraded by the current owners and features LED lighting throughout.

The entrance with a private double glazed front door leads to a staircase and cloaks cupboard which houses the electrical and gas meters and leads to the first floor accommodation.

The lounge diner has a decorative fireplace, a TV point, a radiator and a window.

The kitchen has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer with cupboards below. There is a built in electric oven and four ring gas hob with a hood above, there is plumbing and space for a washing machine, integrated undercounter fridge and freezer, a wall mounted boiler and a window.

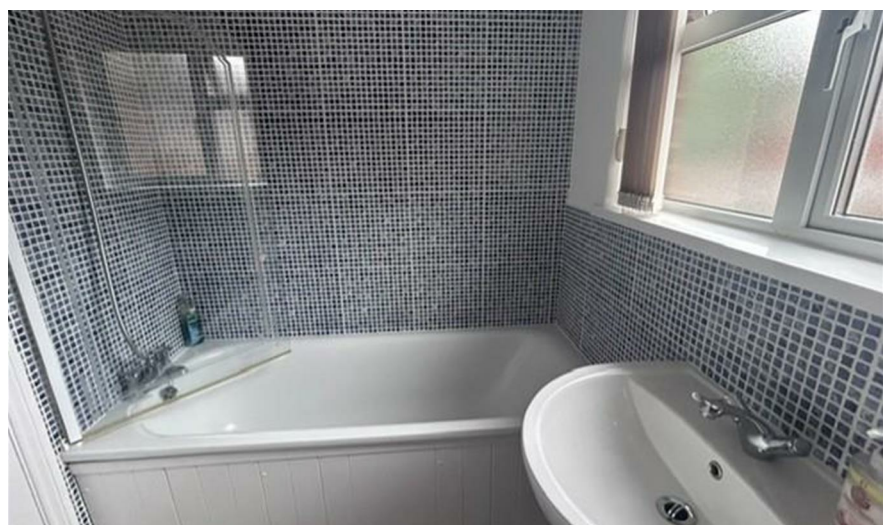
The bathroom has been fitted with a white suite comprising a panel bath with mixer taps and a shower attachment, a close coupled w/c, pedestal wash hand basin, a radiator, part tiled walls and a window.

The main bedroom is a large double bedroom with a good range of built in wardrobes with hanging rails and shelving, a radiator and a window. The second bedroom is a double room with a radiator and a window.

Outgoings:

Lease: 86 years remaining

Outgoings: Service Charge Approx. £300.00 per annum.
Current buildings Insurance £157.21 per annum



Council Tax Band: A

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