1
BED

Second Floor Retirement Flat

26 Pondsyde Court, Sutton Drove, Seaford, BN25 3ET

Price £70,000

Leasehold

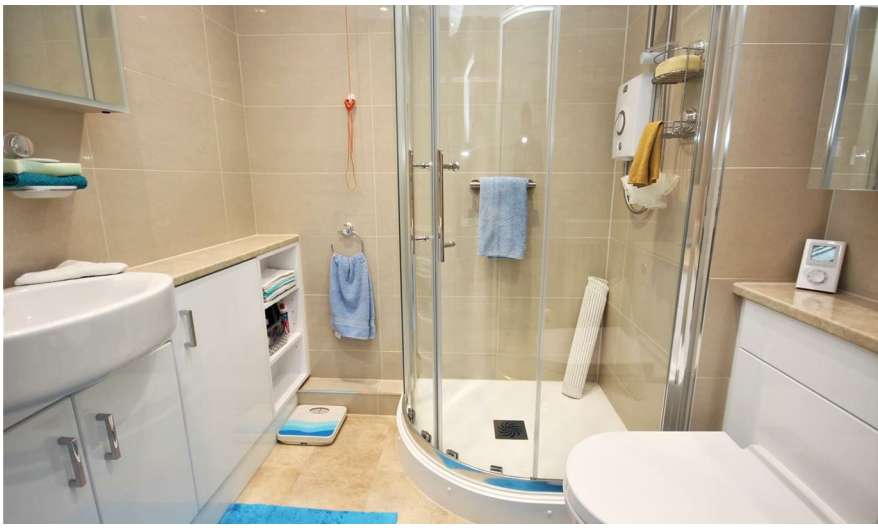
phillipmann
we do more

inbrief...

Phillipmann estate agents are delighted to offer for sale this well presented and improved 1 bedroom retirement flat in Pondsyde Court. The flat which has been improved by the current owners to include a modern kitchen, refitted shower room and modern electric heating.
The entrance via a communal entrance with door entry phone leads to a communal hallway with lift and stairs to the second floor leading to the private entrance door of flat 26.

The hallway has a door entry phone system and cloaks and airing cupboard. The living room which is a bright room overlooking the front benefits from a modern electric heater, t.v and telephone point and decorative fireplace with inset electric fire.
The kitchen which has been refitted with a range of wall and base units with stainless steel sink and drainer unit set into a complimentary working surface with cupboards and drawers below, built in Bosh electric oven and electric hob above with filtered hood over, space for an upright fridge freezer and tiled walls and flooring.
The bedroom which has a good range of fitted bedroom furniture to include wardrobes with hanging rails and shelving, high level cupboards and additional storage cupboards, telephone point, wall lights and window to the front.
The shower room which has been fitted with a white suite comprising quadrant shower, low level w/c with concealed cistern, wash hand basin set into a vanity unit, tiled walls and flooring and an extractor fan.

Pondsyde Court features a residents lounge, laundry room, hobbies room, reading room, enclosed rear courtyard and Shared Parking to the front.
Measurements:
Living Room: 21' x 10'
Kitchen: 7'01 x 5'2
Bedroom: 15'08 x 9'1
Outgoings:
Lease - 125 Years from 1994
Maintenance - £4156.12 Per annum
Ground Rent - £140 for half year 1st June to 30th November



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