



Flat B 1 The Boundary, Seaford, BN25 1DG



# Flat B 1 The Boundary Seaford BN25 1DG

£200,000

A 1 bedroom ground floor garden flat, with parking for 2 vehicles, close to the town centre and the seafront.

Well presented throughout this garden flat has a double bedroom to the front with an impressive bank of fitted wardrobes/storage across one wall. The dual aspect living/dining room has patio door onto the impressive garden, open access to the kitchen and an area set for study. The kitchen has a window to the rear garden also.

The private and deceptively large rear garden is low maintenance, has open views, a shed tucked to the side, with a secure rear gate to the car park.

The Boundary is a no through road located off Ringmer Road. Ideally located between Seaford town centre and the unspoilt seafront promenade/beach. The coastal town of Seaford itself is surrounded by the South Downs National Park and English Channel. There are various shops, cafes, public houses, two medical surgeries and leisure activities varying from two golf courses, a sailing club, mountain biking, hiking, football, rugby and numerous others. Transport links with bus services to Eastbourne and Brighton, a railway station with services to London/Victoria and the nearby town channel port of Newhaven has daily services to Dieppe.



- Approximately 461sq. ft
- 1 Double Bedroom
- Private Garden
- Well Presented
- Cul de Sac Location
- Garden Flat
- Share of Freehold
- 2 Assigned Parking Spaces
- Close to Beach & Town Centre
- Secure Phone Entry System





Hall	
Living/Dining Room	5.86m x 2.98m (19'2" x 9'9")
Kitchen	2.81m x 1.99m (9'2" x 6'6")
Bedroom	3.24m x 3.09m (10'7" x 10'1")
Bathroom/WC	2.24m x 1.66m (7'4" x 5'5")

Garden

Assigned Parking x 2

Lease - Share of Freehold

- years remaining 963

- Maintenance £725.00 every 6 months

Council Tax Band: A

EPC: D





## Garden Flat - The Boundary



### Rowland Gorringe Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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