

Flat 17, Cunningham Court Ringmer Road, Seaford, BN25 1AW

ROWLAND GORRINGE

Cunningham Court

Ringmer Road
Seaford

BN25 1AW

£175,000

A ground floor 2 bedroom purpose built flat, located between Seaford town centre and the seafront, with parking space, share of freehold and no onward chain.

South facing, this ground floor flat is light and spacious with a pleasant outlook from the living room as well as both bedrooms. The kitchen if found off the living room having matching wall and base cupboards, space and plumbing for appliances. The bathroom has bath, wc and wash hand basin. Benefits/features of the property include allocated parking space, walk-in cupboard/storage, secure phone entry system and double glazed windows. Share of Freehold

Cunningham Court can be found on Ringmer Road which is 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.



- Share of Freehold
- Ground Floor
- Light & Bright
- Close to Town Centre
- 900+ Year Lease
- Parking Space
- Close to Seafront
- No Ongoing Chain



Entrance Hall	
Living Room	5.28m x 3.12m (17'4" x 10'3")
Kitchen	2.79m x 2.21m (9'2" x 7'3")
Bedroom 1	4.22m x 2.54m (13'10" x 8'4")
Bedroom 2	4.22m x 1.80m (13'10" x 5'11")
Bathroom	
Store	

Allocated Parking Space

Share of Freehold

Lease Length: Approx 964 Years Remaining

Maintenance: Approx £950 Half Yearly

Ground Rent: Peppercorn

EPC: D

Council Tax: B





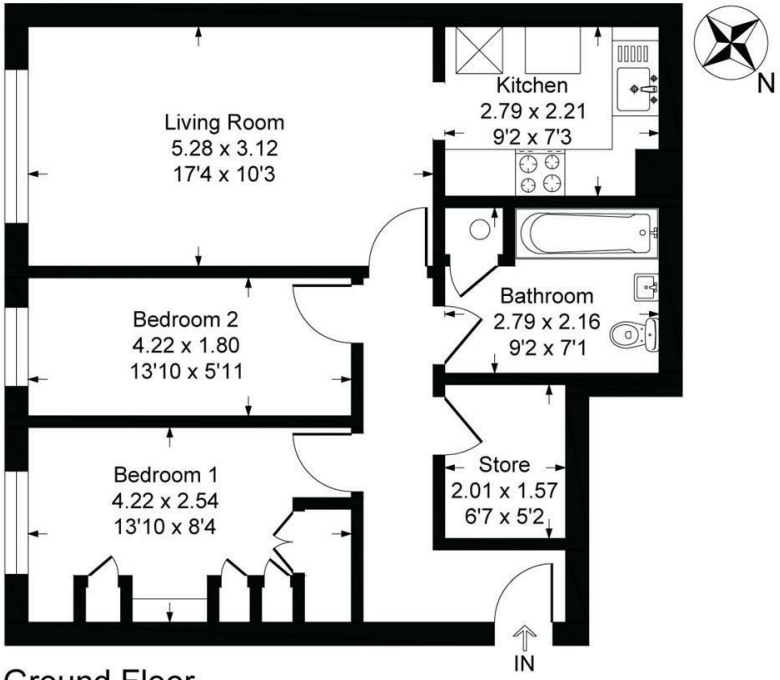






17 Cunningham Court, BN25 1AW

Approximate Gross Internal Floor Area = 60.01 sq m / 646 sq ft



Ground Floor

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

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk

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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.