

Flat 11, Kingswell Court The Causeway, Seaford, BN25 1WE

ROWLAND GORRINGE

Kingswell Court The Causeway
Seaford
BN25 1WE

£265,000

A well presented top floor two bedroom flat ideally located between the town centre and Seafront. Allocated parking, sea views, balcony, share of freehold and no onward chain.

Light and spacious, with built in wardrobes to both bedrooms, modern kitchen, living/dining room with bay window and sea views. A modern shower room, ensuite bathroom to master bedroom with french doors providing access to the balcony boasting beautiful sea views. The communal areas are immaculately maintained. Further benefits include lift, secure phone entry system, uPVC double glazing and gas fired central heating.

The Causeway is situated between the town centre and the seafront promenade. Seaford town offers a range of shops, cafes, restaurants and pubs, an uncommercialised seafront, library, two medical centres, bus services to Eastbourne and Brighton and a railway station with services to Brighton and London Victoria via Lewes (90 minutes.)



- 799 Square Feet
- Modern Kitchen
- Balcony
- Allocated Parking
- Close to Town & Sea
- Two Bedrooms
- Top Floor
- Sea Views
- Share of Freehold
- No Onward Chain



Communal Entrance

Personal Entrance Door

Living/ Dining Room	6.76m x 3.28m (22'2" x 10'9")
Kitchen	3.84m x 2.08m (12'7" x 6'10")
Bedroom One	5.33m x 3.20m (17'6" x 10'6")

Ensuite

Bedroom Two	3.84m x 2.44m (12'7" x 8')

Bathroom

Allocated Parking

Share of Freehold

Lease Length: 900+ years

Maintenance: Approx. £750 per quarter

Council Tax: D

EPC: C





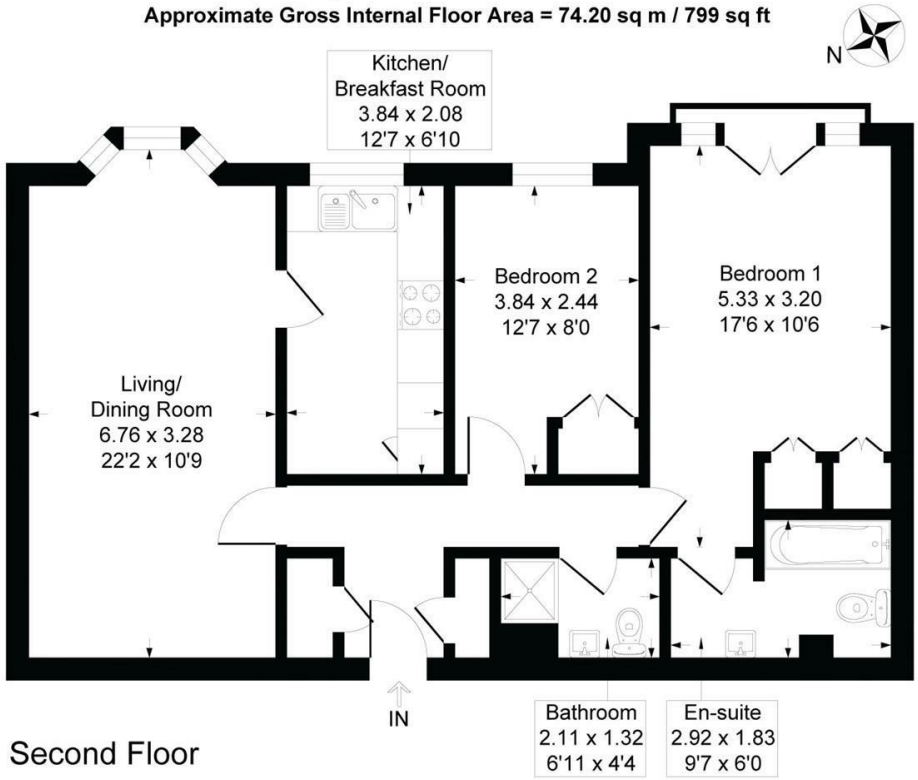






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Approximate Gross Internal Floor Area = 74.20 sq m / 799 sq ft



Second Floor

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

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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.