

32 Hamilton House Belgrave Road, Seaford, BN25 2EL

ROWLAND GORRINGE

32 Hamilton House
Belgrave Road
Seaford
BN25 2EL
£200,000



Well presented through-out this spacious second floor flat has superb views. A generous 19' dual aspect living/dining room has views over the communal gardens towards the sea, French doors lead onto the balcony and a further door into; Kitchen with base and wall units as well as a window onto the communal lawns. The shower room/WC has a double shower, white fitted suite and wall/base units for storage. Bedroom 1 has a range of fitted and built in wardrobes, whilst the window enjoys views towards the sea. Bedroom 2 has a double built in wardrobe whilst the window looks towards the Seaford Head. Further benefits include garage, secure phone entry system, communal parking, extensive communal gardens and storage area.

Hamilton House is conveniently located within a short walking distance of bus services and local parade of shops. The town centre and railway station are approximately a quarter of a mile distant. Seaford town centre offers a wide range of shopping facilities and a choice of restaurants, cafes and bars. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station within the town centre offers a service to London Victoria, Brighton and Lewes. Surrounded by the South Downs National Park, the town offers a wide variety of leisure activities plus over two miles of uncommercialised promenade /beach, two golf courses, a leisure centre, tennis, bowls and sailing clubs, fishing, cycling and walking.

- Approximately 745 sq ft
- 2 Double Bedrooms
- Shower/wc
- Garage
- Approximately 946 yr lease
- Balcony Flat
- Views to Seaford Head & Sea
- Dual aspect Living/Dining Room
- Second Floor
- No Onward Chain



Entrance Hall

Kitchen	3.02m x 2.72m (9'11" x 8'11")
Lounge/Dining Room	5.99m x 3.91m (19'8" x 12'10")
Balcony	
Bedroom One	4.32m x 3.91m (14'2" x 12'10")
Bedroom Two	3.35m x 3.30m (11" x 10'10")
Bathroom	1.93m x 1.73m (6'4" x 5'8")

Garage

Residents Parking

Communal Gardens

Share of Freehold:

- Lease Length: 946 years remaining
- Maintenance: £3224.52pa

EPC: D

Council Tax Band: B





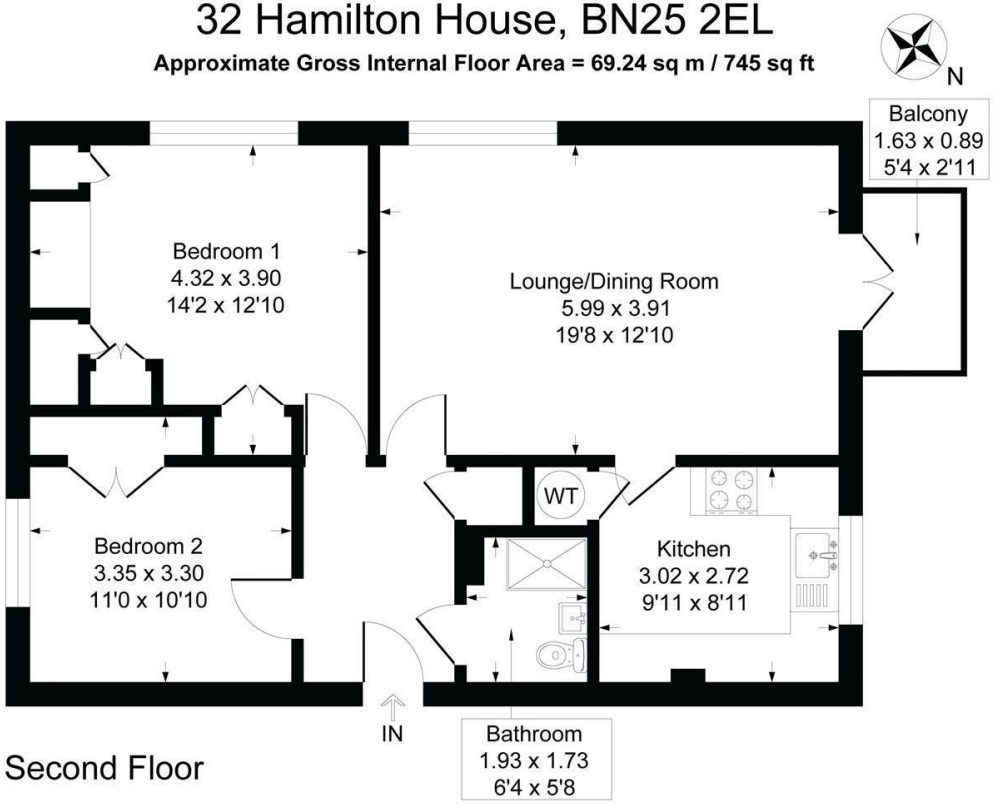






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Approximate Gross Internal Floor Area = 69.24 sq m / 745 sq ft



Second 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.

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