

Flat 3, Hometye House 64-66 Claremont Road, Seaford, BN25 2BQ

ROWLAND GORRINGE

Hometye House

64-66 Claremont Road
Seaford

BN25 2BQ

£105,000



A chain free one bedroom ground floor purpose built flat for independent living, with level access to the town centre.

Ideally situated on the ground floor and close to the main entrance. Comprising of living/dining room with door onto the garden and archway into the kitchenette, tiled bathroom, bedroom with built in double wardrobe, hallway with cupboard. Benefits include secure phone entry system, electric heating and uPVC double glazing. Facilities available include residential parking to the rear, communal lounge, communal laundry, guest suite, attractive communal gardens, 24hr emergency care line and a house manager.

Situated on a bus route with a local parade of shops nearby. Seaford town centre lies within a quarter of a mile, with its comprehensive range of shops, cafes, restaurants and railway station with direct services to London Victoria. Seaford seafront promenade and beach also lie within a quarter of a mile.

- Approximately 398sq ft
- 1 Bedroom
- Secure Phone Entry
- Communal Lounge
- Residential Parking
- Flat - Independent Living
- Ground Floor
- Communal Gardens
- Communal Laundry Room
- No Onward Chain



Communal Entrance	
Hall	
Living/Dining Room	4.70m x 3.20m (15'5" x 10'5")
Kitchenette	2.24m x 1.65m (7'4" x 5'4")
Bedroom	3.65m x 2.59m (11'11" x 8'5")
Bathroom/WC`	2.01m x 1.60m (6'7" x 5'2")

Leasehold: 86years remaining

Service Charge: £1434.41 every 6 months

Ground Rent: £221.47 every6 months

Council Tax Band: B

EPC: D

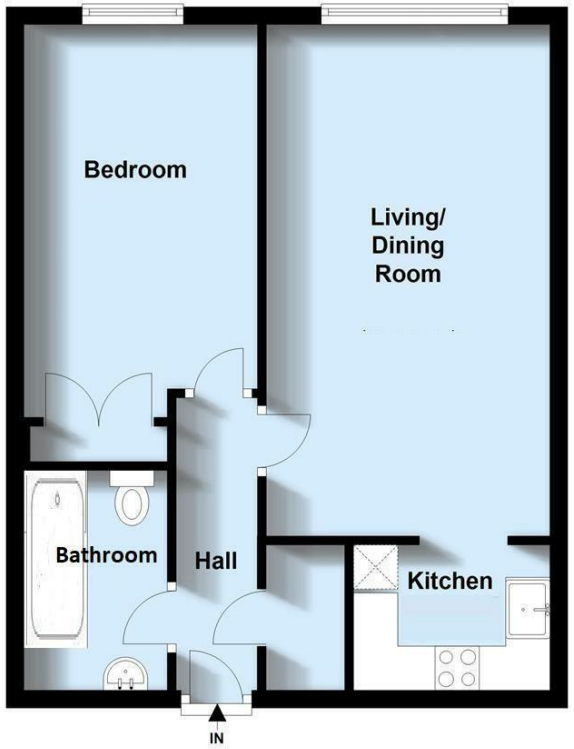












Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.UK

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.

ROWLAND GORRINGE