

15 Hamilton House Belgrave Road, Seaford, BN25 2EL

ROWLAND GORRINGE

15 Hamilton House Belgrave Road Seaford

BN25 2EL

Offers In Excess Of £165,000



A Immaculately presented and recently renovated 1st floor studio flat ideally situated approximately half a mile from Seaford Town.

This beautifully finished property is light and bright throughout with internal accommodation comprising; Welcoming entrance hall providing access to the boiler/utility cupboard and a further storage cupboard. The stylish and contemporary shower room features a walk-in shower enclosed with sleek black framed glass doors, a rainfall shower and finished with a attractive marble effect wall tiling. The spacious living/bedroom is complete with tasteful wood-effect flooring and provides access to the sunny balcony boasting views across the communal gardens. The tastefully designed kitchen is well appointed with matching sage green shaker-style wall and base units, electric oven, induction hob, fridge freezer, stainless steel sink with drainer unit.

Further benefits include garage, lift and secure entry system.

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 372 sqft
- Immaculately Finished
- Balcony
- East Blatchington
- No Onward Chain
- Recently Renovated
- Garage
- Light and Bright



Kitchen	2.97 x 1.73 (9'8" x 5'8")
Living Room/Bedroom	6.25 x 3.66 (20'6" x 12'0")
Shower Room	2.01 x 1.78 (6'7" x 5'10")
Balcony	1.12 x 0.89 (3'8" x 2'11")

Garage

EPC - C

Council Tax - A

Lease Information -

Share of Freehold

999 years remaining from 1970

Maintenance: Approximately £130-£140 pm











25 Hamilton House, BN25 2EL

Approximate Gross Internal Floor Area = 34.59 sq m / 372 sq ft



First 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

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