

Flat 1, 54 Claremont Road, Seaford, BN25 2BH

ROWLAND GORRINGE

Flat 1, 54 Claremont Road
Seaford
BN25 2BH

Offers In Excess Of £280,000



An impressive garden flat with over a 1000sq. ft, occupying the ground floor of this Victorian house conversion. The hallway has the original floorboards, now stripped and on show, there is also an 'understairs' cupboard. Both double bedrooms sit the front of the property with fitted shutters to the windows, with bedroom 1 also having a bay window. The 25' living/dining room has French doors onto the garden, window to the side and doorway leading into the kitchen. The modern kitchen has tiled splash backs, ambiance lighting to the cupboards, 3-way filtered water mixer taps to the sink, integrated appliances, there is also a door and window on the rear garden. Walking through the utility area, which is tiled, brings you to the family bathroom – with white suite comprising of separate bath, corner shower, pedestal sink, w/c and a window to the garden.

Character features to the property include high ceilings, deep skirting, architrave and cornicing.
The rear garden is private, predominately laid to lawn with patio adjoining the house, a further deck area to the rear. There is also a greenhouse and a shed/workshop with power.

Conveniently located within a short walk of Seaford town centre, railway station and bus services. The town centre offers a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs and library. Seaford is surrounded by the South Downs National Park and the English Channel and offers an un-commercialised seafront promenade and many leisure activities.

- Approximately 1028sq ft
- 2 Double Bedroom
- Private Rear Garden
- Close to Town Centre
- Character Features
- Ground Floor Garden Flat
- Family Bathroom
- Modern Kitchen
- 25' Living/Dining Room
- Secure Phone Entry System



Entrance Hall	
Kitchen	3.66m x 3.63m (12" x 11'11")
Utility	2.64m x 1.12m (8'8" x 3'8")
Living/Dining Room	7.62m x 3.61m (25" x 11'10")
Bedroom One	5.49m x 4.27m (18" x 14")
Bedroom Two	4.04m x 3.02m (13'3" x 9'11")
Bathroom	2.64m x 2.26m (8'8" x 7'5")
Rear Garden	
Front Garden	

Lease Information:

Maintenance: £1000pa

Lease will be 999yrs on sale

EPC: D

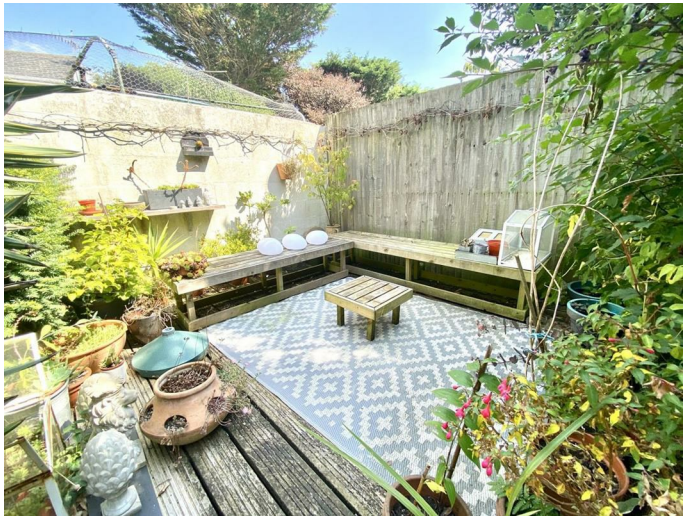
Council Tax Band: A

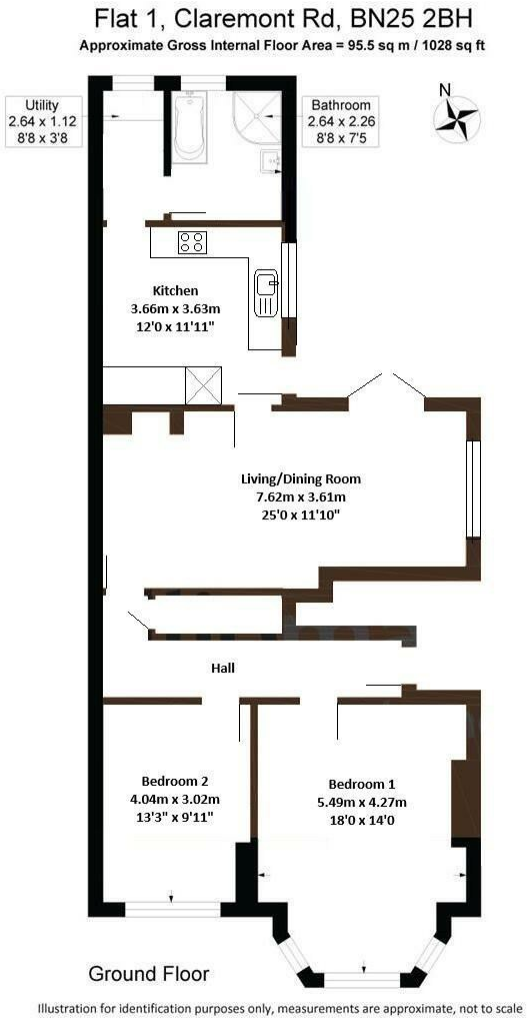












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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given 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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