



FLAT 2, 20 CLAREMONT ROAD, SEAFORD, EAST SUSSEX, BN25 2BA

£200,000

An excellent opportunity to acquire a two bedroom first floor apartment, conveniently situated close to Seaford town centre, railway station and bus services between Brighton and Eastbourne. The comprehensive range of shops, mainline railway station and bus routes are all within easy reach.

The accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and bathroom.

The property has the benefit of allocated parking space, roof terrace, share of freehold, double glazed windows and gas central heating.

The property is being sold with immediate vacant possession and no onward chain. An early viewing is highly recommended.

- TWO BEDROOM
- TOWN CENTRE LOCATION
- SHARE OF FREEHOLD
- ROOF TERRACE
- PARKING SPACE
- FIRST FLOOR FLAT
- KITCHEN
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- VACANT POSSESSION
- NO ONWARD CHAIN





Communal entrance door to communal hall. Stairs to First Floor and wooden entrance door to:

Flat 22

ENTRANCE HALL

Entryphone receiver. Electric consumer unit. Double glazed window and radiator.

SITTING ROOM

Double glazed bay window to front. Radiator. Door to: **KITCHEN**

Range of wall and base units. Work surface with sink and drainer. Space for cooker, fridge, freezer and washing machine. Tiled floor and tiled splash back. Double glazed window to front.

BEDROOM TWO

Double glazed window to rear. Built in storage cupboard.

BATHROOM

White suite comprising close couple wc. Pedestal wash basin. Panelled bath with mixer tap and shower attachment. Radiator.

BEDROOM ONE

Radiator. Built in cupboard housing ideal combination boiler. Radiator. Double glazed window to side and door to Roof terrace.

Outside

ROOF TERRACE

Steps leading down to ground floor.

ALLOCATED PARKING SPACE

Accessed via Chichester Road.

Lease term remaining: Share of Freehold with 92 years remaining (granted for 125 years from 24/06/1988)

Service charge - £1200 for the current financial year up to 24th December 2021

Ground Rent: NA



COUNCIL TAX BAND

Local Authority: Lewes District
Council. Tax Band: A

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating D.
Environmental Impact Rating .

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004