



2 Croft Court, Croft Lane, Seaford, East Sussex, BN25 1SB

A two bedroom retirement house tucked away in a courtyard retirement development right in the heart of Seaford town centre.

£299,950 Leasehold

## Newberry Tully - Independent Estate Agents

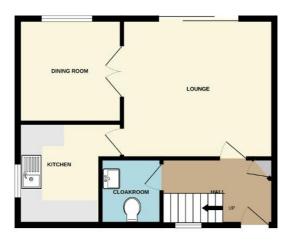
53 Church Street, Seaford, East Sussex, BN25 1LD

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### Croft Court, Croft Lane, Seaford, East Sussex, BN25 1SB

GROUND FLOOR 464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR 464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.

Whilat every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other items are approximate and no responsibility is belien for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency; can be given.

Made with Methods (2023)

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- Retirement property
- Generous two bedroom accommodation
- Two reception rooms
- Downstairs cloakroom

- Southerly aspect garden
- Gas central heating
- Modern kitchen
- No onward chain



#### **GROUND FLOOR**

Hall - Stairs to the first floor. Fitted cupboard. Under stairs cupboard.

**Cloakroom** - Fitted with a matching suite comprising wash basin and WC.

**Lounge** - about 14'3 x 13'0 (4.3m x 4.0m). Patio doors open to the southerly aspect back garden.

**Dining Room** - about 9'9 x 9'6 (3.0m x 2.9m). Window overlooks the back garden.

**Kitchen** - about  $9'3 \times 8'0$  ( $2.8 \text{m} \times 2.4 \text{m}$ ) plus door recess. Fitted with a matching range of units comprising wall cupboards and worktops with cupboards and drawers below. Inset electric hob with extractor fan above. Eye level electric oven. Inset sink and drainer. Space and plumbing for washing machine. Wall mounted Baxi gas boiler. Space for fridge freezer.

#### **FIRST FLOOR**

**Landing** - Airing cupboard.

**Bedroom One** - about 16'0 x 11'9 (4.9m x 3.6m). Built in double wardrobe. Walk in cupboard. Window to the rear aspect.

**Bedroom Two** - about 11'9 x 9'9 (3.6m x 3.0m). Built in double wardrobe. Window to the rear aspect.

Bathroom - Shower cubicle with wall mounted shower unit. Wash basin & WC.

#### **EXTERIOR**

**Outside** - Residents parking to the front of the development. South facing rear garden bordered by an old flint wall. Lawn with flower borders, patio area and a shed.

#### **ADDITIONAL INFORMATION**

Council tax band: C

Lease: Original lease of 99 years from 1985. Ground rent £7.50 per quarter. Service charge for year ending 31/12/24 £1,085.63 per quarter.

















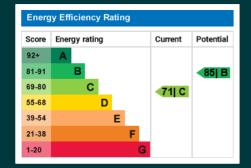






**Andrew Tully** 





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