



Newberry Tully



Flat 28 St Crispians Court, Seaford, East Sussex, BN25 2DZ

A two bedroom ground floor flat in this purpose built block. The flat is in good decorative order throughout and comes with allocated parking. Seaford train station and the town centre are within level walking distance.

**£199,950 Leasehold**

Newberry Tully - Independent Estate Agents

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

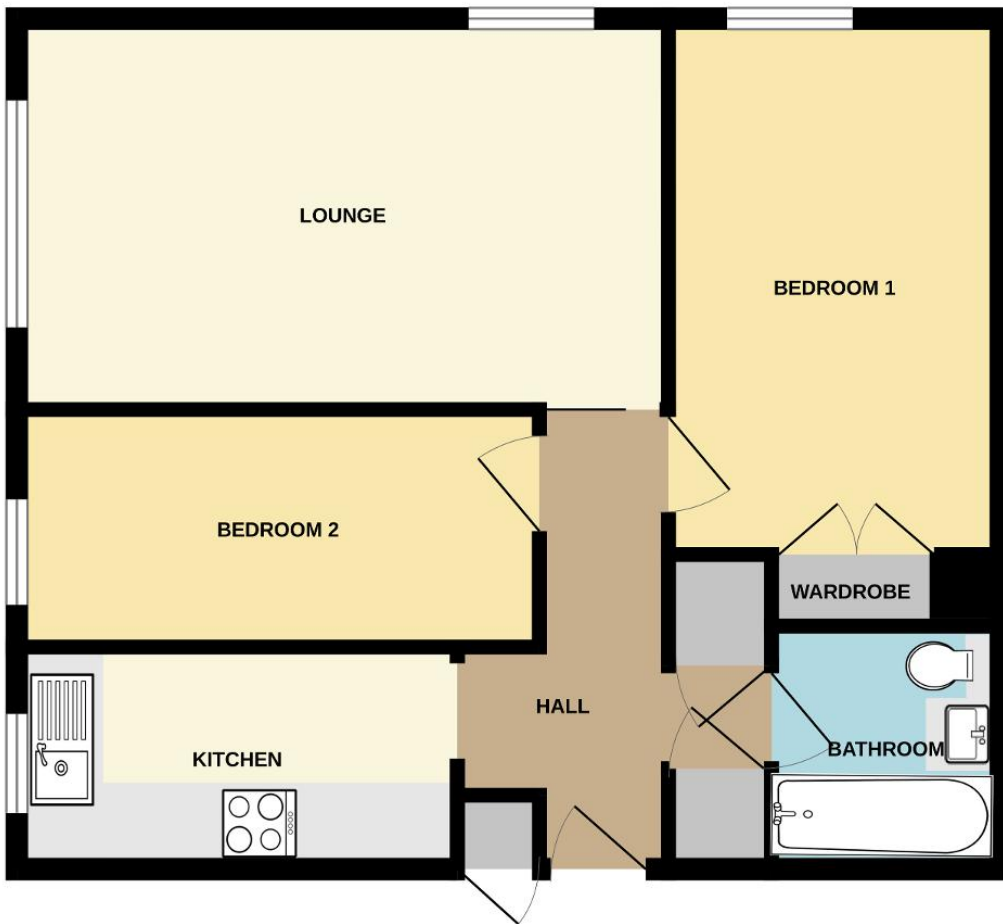
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GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Ground floor flat
- Two bedrooms
- Good decorative order
- Modern kitchen & bathroom
- Allocated parking spaces
- Close to rail and bus services
- Upvc double glazing
- Convenient location



## GROUND FLOOR

**Communal Hall** - Secure door entry system. Door to flat 28. Meter cupboard.

**Hall** - Entry phone. Built in cupboard. Airing cupboard. Wall mounted electric heater.

**Lounge** - about 17'1 x 10'3 (5.2m x 3.1m) Dual aspect room. Sliding door to the hall. Wall mounted electric heater.

**Kitchen** - about 11'7 x 5'10 (3.5m x 1.8m) Fitted with a range of modern matching white units and comprising wall cupboards and worktop with cupboards and drawers below. Inset electric induction hob with extractor hood above and electric oven below. Inset stainless steel sink and drainer. Brand new Samsung washing machine. Brand new Bosch fridge freezer. Space and plumbing for dishwasher. Wall mounted fan heater. New vinyl flooring.

**Bedroom One** - about 14'1 x 8'9 (4.3m x 2.7m) Built in wardrobe. New carpet. Wall mounted electric heater.

**Bedroom Two** - about 13'8 x 6'3 (4.2m x 1.9m) New carpet.

**Bathroom** - Fitted with a matching white suite and comprising panelled bath with shower unit above, wash basin with vanity cupboard below and WC. Heated chrome towel rail.

## EXTERIOR

**Outside** - The flat comes with two allocated parking spaces.

## ADDITIONAL INFORMATION

Council tax band: B

Lease: 125 years from 24 June 1986

Service charge: £1,980.28 per year

Ground Rent: £75 per year

Note: The electric radiators can be linked to an app and controlled via a smart phone.











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order, or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Conveyancer and/or Surveyor. A Buyer 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 with the sale particulars. All measurements are approximate and should not be relied on.

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