



Flat 8, Offham Court, Surrey Road, Seaford, East Sussex, BN25 2PA

A spacious two bedroom purpose built first floor flat with a balcony. The flat comes with a garage which is located in a nearby block. Cash buyers only as the flat has a short lease.

£175,000 Leasehold

Newberry Tully - Independent Estate Agents

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

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



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FIRST FLOOR 708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, undown, croom and any one personnale and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchase. The services, systems and appliances shown have no been tested and no guarantee as to their operability or efficiency; can be given.

Made with Mentons (2025)

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- First floor flat
- Two double bedrooms
- Lounge/Dining room
- Would benefit from some modernisation
- Garage
- Short lease cash buyers only
- Gas central heating
- No onward chain



GROUND FLOOR

Communal Entrance Hall - Secure entry system. Stairs to upper floors.

FIRST FLOOR

Communal Landing - Door to flat 8. Cupboard houses the electric meter.

Hall - Built in storage cupboard.

Loung/Dining Room - about 19'4 x 11'3 (5.9m x 3.4m) Dual aspect room with door opening to the balcony.

Balcony - about 9'0 x 4'2 (2.7m x 1.3m)

Kitchen - about 8'6 x 7'9 (2.6m x 2.4m) Fitted with a matching range of units comprising wall cupboards and worktop with cupboards and drawers below. Space for cooker. Inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas boiler.

Bedroom One - about 15'11 x 10'5 (4.9m x 3.2m)

Bedroom Two - about 12'11 x 8'5 (3.9m x 2.6m)

Bathroom - about 7'9 x 6'6 (2.4m x 2.0m) Fitted with a matching coloured suite comprising panelled bath, pedestal wash basin and WC.

EXTERIOR

Outside - Communal gardens surround the block. The flat comes with a garage which is located nearby in a block.

Garage - about 16'10 x 9'5 (5.1m x 2.9m) Up and over door.

ADDITIONAL INFORMATION

Council tax band: B

Lease: 99 years from 5th December 1986

Service charge for the period 1st April 2025 - 31st March 2026: £1,805.50 Ground Rent for the period 1st April 2025 - 31st March 2026: £57.50

















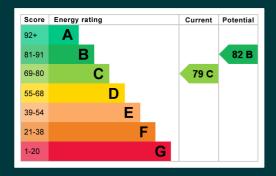






Andrew Tully





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