



Newberry Tully



Flat 6, Belgrave Place, Wilmington Road, Seaford, East Sussex, BN25 2LB

A modern two bedroom flat located on the first floor of this purpose built block with southerly views towards Seaford Head and the sea. The flat is in good decorative order throughout and comes with an allocated parking space and share of the freehold.

£274,950 Share of Freehold

Newberry Tully - Independent Estate Agents

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

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Wilmington Road, Seaford, East Sussex, BN25 2LB

FIRST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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- First floor flat
- Two bedrooms
- Master bedroom with ensuite
- Good decorative order
- Allocated parking space
- Convenient location
- Gas central heating & Upvc d/glazing
- No onward chain



GROUND FLOOR

Communal Entrance Hall - Secure entry phone system. Post boxes. Lift and stairs to upper floors.

FIRST FLOOR

Communal Landing - Door to flat 6.

Hall - Cloaks cupboard. Utility cupboard with space and plumbing for washing machine and new, wall mounted Worcester gas combination boiler with 10 year guarantee until 20th May 2034. Entry phone.

Lounge/Dining Room - about 14'3 x 13'4 (4.34m x 4.06m) Door opens to a Juliet Balcony. Open to the kitchen.

Kitchen - about 8'9 x 8'2 (2.67m x 2.49m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset five burner gas hob with extractor hood above and electric double oven below. Inset sink and drainer. Integrated dishwasher. New integrated fridge freezer.

Bedroom One - about 13'2 x 9'8 (4.01m x 2.95m) Built in wardrobe.

Ensuite Bathroom - Fitted with a matching white suite and comprising panelled bath, wash basin and WC. Heated chrome towel rail.

Bedroom Two - about 10'8 x 8'1 (3.25m x 2.46m)

Shower Room - Fitted with a matching white suite and comprising shower cubicle, wash basin and WC. Heated chrome towel rail.

EXTERIOR

Outside - Communal gardens surround Belgrave Place. The flat comes with an allocated parking space.

ADDITIONAL INFORMATION

Council tax band: C

Lease: 999 years from 29th September 2023

Service charge: £2,301.40 per year











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	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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