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First Floor Flat, With Sea Views!

6 St. Crispians Court, St Crispians, Seaford, BN25 2DZ





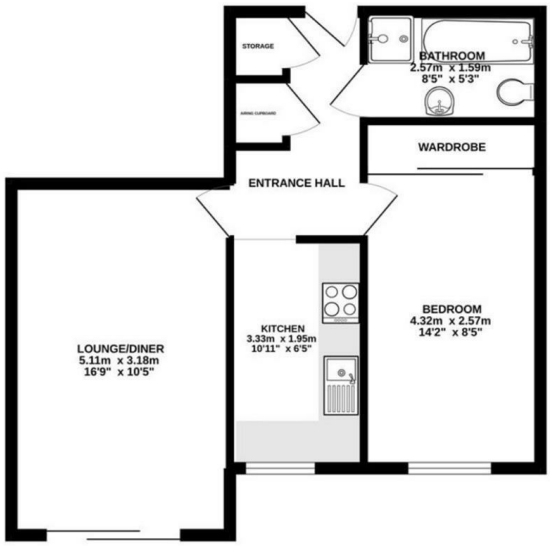


Price £185,000

Leasehold

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6 ST CRISPIANS COURT SEAFORD

TOTAL FLOOR AREA : 46.3 sq.m. (498 sq.ft.) 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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inbrief...

Situated on the first floor of this popular purpose-built residence, this well-presented apartment is easily accessible by foot to Seaford town, the beach and Esplanade, the train station, and buses.
Upvc double-glazed windows, fitted kitchen, a modern bathroom, direct sea views and designated parking are all features of the apartment.

A private entrance door is connected to the shared entrance via a door entryphone system. The hallway has storage cupboards and an entry phone and has been carpeted throughout.

The modern bathroom is on your left upon entrance which is part-tiled and includes a walk-in electric power shower, bath, sink vanity unit, extractor fan and W/C.

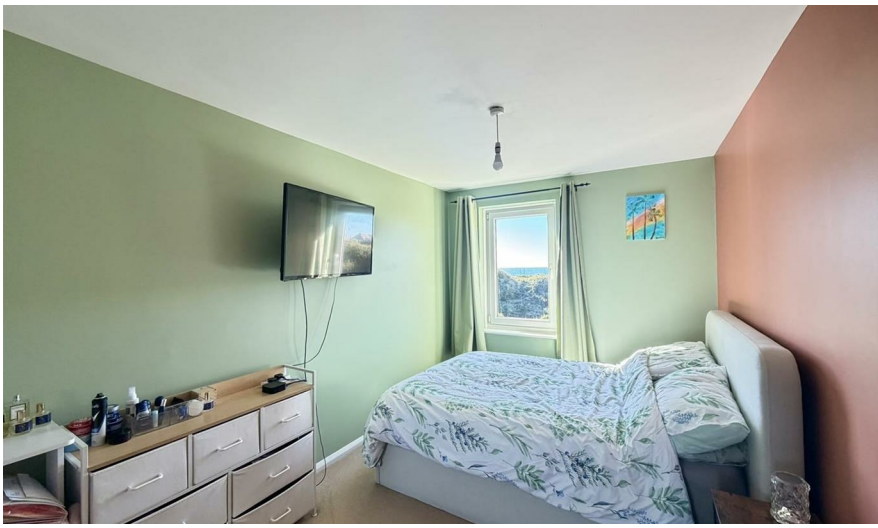
The bedroom is further down the hall being a nice sized double it includes, ample furniture space, built-in modern mirrored wardrobes, views of the sea and has further space for a dressing table.

The Kitchen comprimises of multiple base and wall hung units, space for an under counter fridge and freezer, washing machine space, stainless steel sink drainer, induction hob with oven beneath and extractor fan, again this room benefits from the lovely view being at the front of the flat.

Finally, the great size lounge diner has a sliding patio door with a Juliet balcony and great views over the 'Salts Recreation Ground' and stunning sea view. The room has plenty of space for furniture and a dining area which would seat up to six people.

LEASE INFORMATION AND OUTGOINGS:
Lease: 125 years from 1986
Service Charge: Approx £1744 Per annum - includes water rates & building insurance.
Ground Rent: £68 per Annum





EPC Rating Level - C

Council Tax Band - B

moreinfo...

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To see more details on this & all our homes go to **www.phillipmann.com**

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