

Bay House Pelham Road,Seaford BN25 1EP

fox & sons

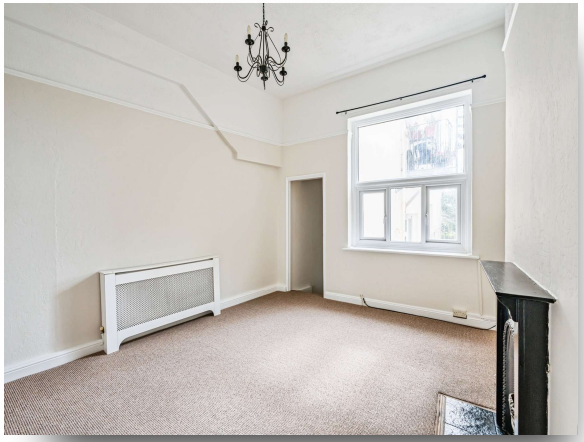
welcome to

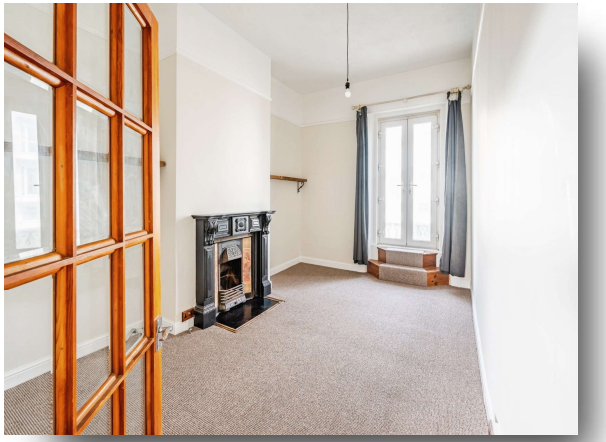
Bay House Pelham Road, Seaford

Offered to the market chain free and located in the heart of Seaford this spacious home in move in ready having recently been redecorated throughout. In an ideal location just minutes away from the beach and Seaford town centre this is an ideal first time buy.



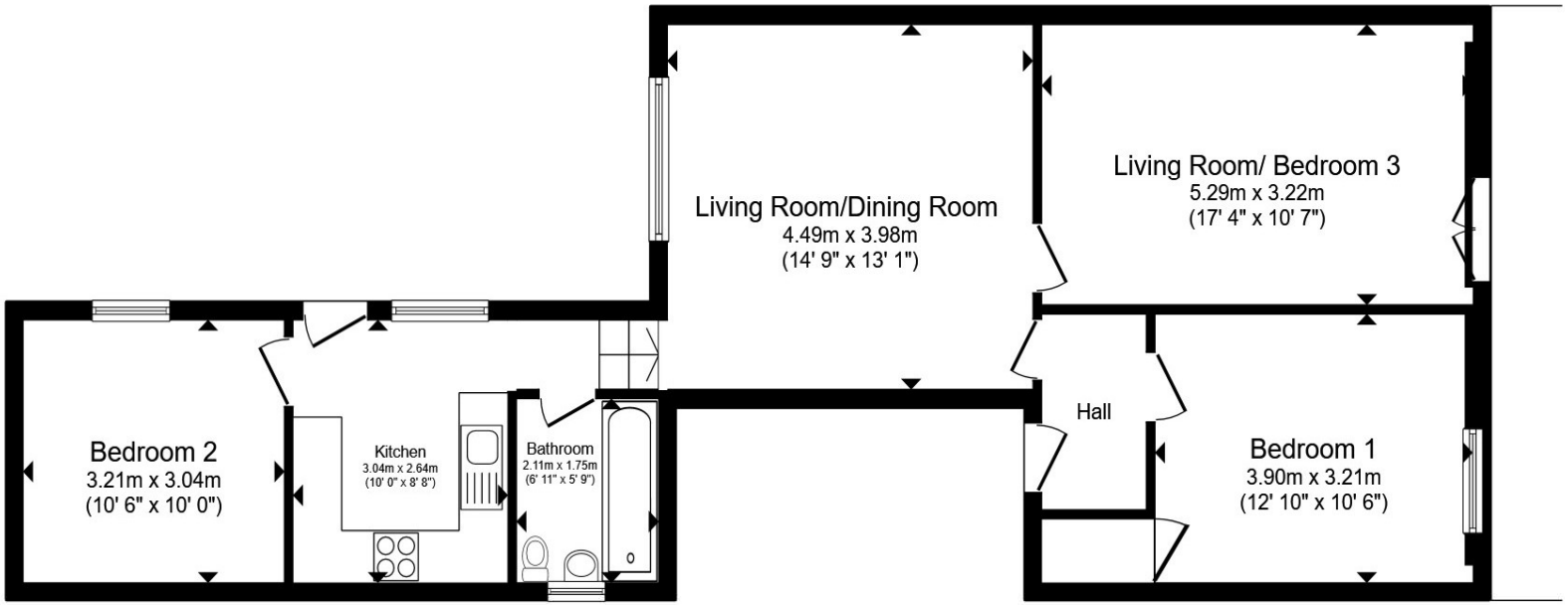












Total floor area 77.2 m² (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

fox & sons

Entrance Hall

Lounge/Dining Room
14' 9" x 13' 1" (4.50m x 3.99m)

Kitchen
10' x 8' 8" (3.05m x 2.64m)

Bedroom One
12' 10" x 10' 6" (3.91m x 3.20m)

Bedroom Two
10' 6" x 10' (3.20m x 3.05m)

Bedroom Three/Living Room
17' 4" x 10' 7" (5.28m x 3.23m)

Bathroom
6' 11" x 5' 9" (2.11m x 1.75m)

Balcony

welcome to

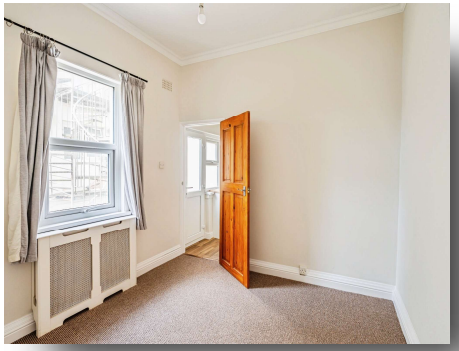
Bay House Pelham Road, Seaford

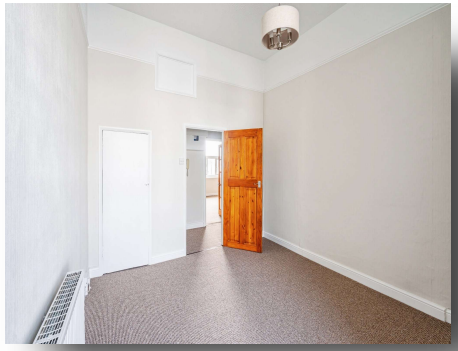
- CHAIN FREE
- GREAT CONDITION THROUGH OUT
- A SHORT DISTANCE FORM SEAFORD TOWN CENTRE AND SEAFORD BEACH
- LONG LEASE
- TWO/THREE BEDROOM APARTMENT

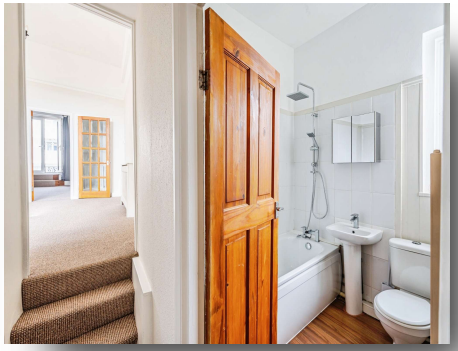
Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 2400.00
Ground Rent: 28.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£240,000 - £250,000**









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109260

The Property Ombudsman

Property Ref:
SEA109260 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons

01323 899116

Seaford@fox-and-sons.co.uk

1 Clinton Place, SEAFORD, East Sussex, BN25 1NL

fox-and-sons.co.uk

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.