2
BED

Incredibly Modern Two Bedroom Flat!

100% Share Flat 9, 2, Newlands Place, Seaford, BN25 4FD







Price £260,000

Leasehold

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inbrief...

Phillipmann Estate Agents are delighted to offer for sale this tremendous two bedroom second floor flat situated in the popular "Bellway" Development site, located close to local schools, shops, parks and main bus routes.

This property benefits from 8 years NHBC Warranty, double glazing, allocated parking (161), secure door entry system and spacious accomodation!

As you enter the flat you are welcomed into a very large hallway with a generous utility cupboard on your left with plenty of shelving for storage and the Washer / Dryer.

Directly opposite is the bathroom which has been part-tiled and includes bath with up and over shower, W/C, wash-hand basin, extractor fan, frosted glass window and a heated towel rail.

Bedroom two is next along the hall which is a lovely spacious double bedroom with plenty of space for fitted or free-standing furniture. Bedroom one is of a very generous size again with ample furniture space.

The open plan Kitchen / Lounge / Diner is a great social space, the kitchen section includes multiple base and wall hung units, four-ring gas hob, electric oven with cooker hood, integrated fridge-freezer, integratred dishwasher and stainless steel sink / drainer. The lounge is a good size, perfect for hosting and includes a juliet balcony with distant views of Seaford Head.

Outside - there is a small communal playground as well as a large field with connecting paths to local close-by roads. A further communal bin store can be found.

Outgoings - Lease of 989 years
Service charge £66.94
Estate charge £10.53
Buildings insurance £20.48
Management fee £36.73
Reserve fund payment £47.17
Total monthly payment of £181.85 (£2182.20 per year).

VIEWINGS HIGHLY ADVISED FOR THIS SPACIOUS MODERN FLAT!





Council Tax Band: C

Energy Rating Level: B

moreinfo...

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