



**2 Bed
Flat
located in Station Approach**



**3 Martello Place Station
Approach
Seaford
BN25 2AS**



Asking Price £230,000

Seaford Properties bring to the market this well-presented two bedroom ground floor flat, located within walking distance of Seaford town centre, the train station and beach. The accommodation includes two spacious double bedrooms, a family bathroom, a large open plan living space to include a lounge, kitchen and dining room areas. The modern kitchen offers ample cupboard space, whilst including an integrated fridge/freezer and washing machine. With plenty of room for a dining table and separate lounge space. This room is complete with a storage cupboard. Other benefits include an allocated parking space in the secure underground car park and an outside storage cupboard. Council Tax Band B

Communal Entrance

Security Entry Phone System. Stairs to all flats and down to secure parking.

Entrance Hall

Storage cupboard and doors to all rooms.

Open Plan Lounge / Kitchen

This large living space has two double glazed windows to the rear aspect and space for a dining table. There are also TV and telephone points.

A modern fitted kitchen with wall and base units, work surfaces to incorporate sink/drain, electric oven and hob, cooker hood, integrated fridge, freezer and dishwasher. Space for washing machine.

Family Bathroom

Suite to comprise panel enclosed bath with mixer taps, up and over shower, wc, wash hand basin, radiator, fan.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed window to front aspect, radiator.

Allocated Parking

Allocated space accessed via Claremont Road with internal access to stairs leading to flat.

Secure Storage Cupboard.

Secure lockable storage cupboard.

Service Charges: £2524.92 pa

Ground Rent: £250 pa

Lease: 999 from 01.10.2017







3 Martello Place Station Approach, Seaford, BN25 2AS



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Approximate Gross Internal Floor Area = 66.06 sq m / 711 sq ft

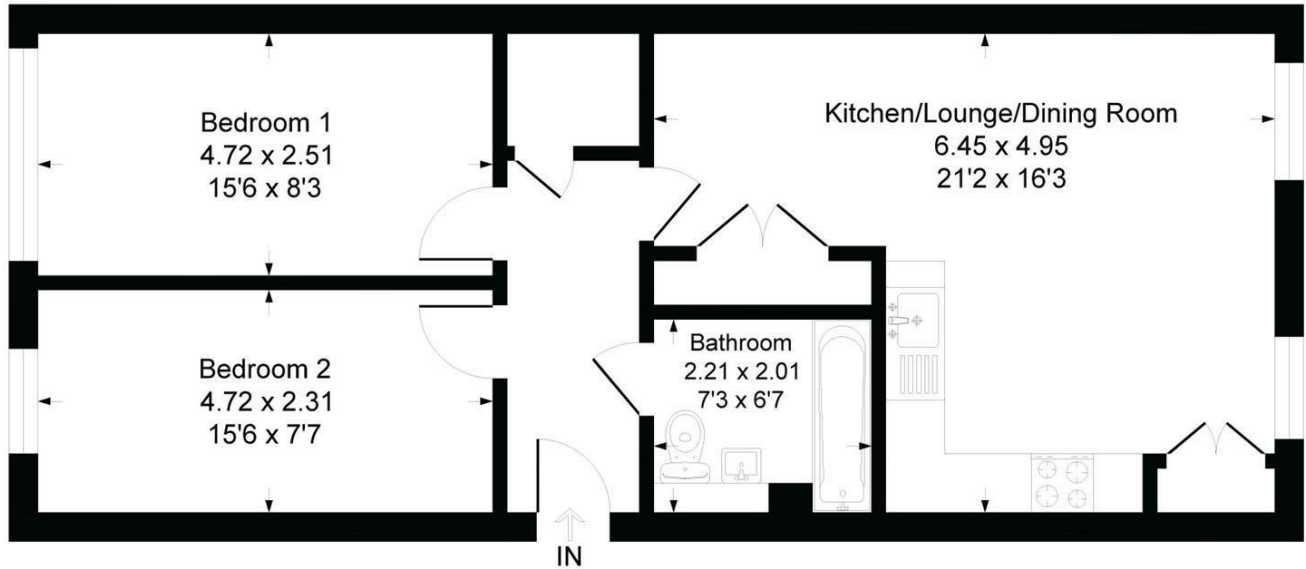
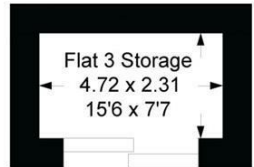


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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