

**2 Bed**  
**Flat - Purpose Built**  
**located in St. Johns Road**





**10 Rayford Court St.  
Johns Road  
Seaford  
BN25 1JW**



### **Communal Entrance**

#### **Entrance Hall**

As you enter the flat, the hallway has a large walk in storage cupboard and airing cupboard with hot water cylinder.

#### **Lounge**

The lounge has a 'tilt n turn' window with open aspect view and door which opens onto a 'Juliette' balcony. Radiator.

#### **Kitchen**

The kitchen has a good range of matching wall and base cupboards, complemented by ample work surface with breakfast bar and tiled splash backs. Inset one and a half bowl sink and drainer unit. Integrated hob with electric oven under, appliance space for washing machine and fridge/freezer. There is a wall mounted 'Worcester' central heating boiler and window to side aspect.

#### **Bathroom**

Suite to comprise panel enclosed bath with electric shower and glass screen, Low level W.C., pedestal wash basin, chrome heated towel rail, tiled walls and extractor fan.

#### **Bedroom One**

Double bedroom with open aspect views from large 'tilt n turn' windows Radiator.

#### **Bedroom Two**

Double bedroom with open aspect views from large 'tilt n turn' windows Radiator.

#### **Parking**

Outside to the rear of the property there is an allocated covered parking space and rear access to to Rayford Court.

**Asking Price £215,000**

Seaford Properties are delighted to bring to the market this first floor flat, located in the heart of the town centre and just a 'stones throw' from Seaford beach and Esplanade. The flat has many benefits which include a share of freehold with long lease, gas central heating, double glazed windows, covered allocated parking and it is being offered with vacant possession. There is a useful storage cupboard on the first floor communal landing, which also houses the meters. Rayford Court is ideally located in St John's Road, within a few hundred yards of the town centre and seafront promenade/beach, bus services and a wide range of shopping facilities, coffee shops, cafes, restaurants, pubs, doctors surgeries, library, railway station with services to London and Brighton.









**10 Rayford Court St. Johns Road, Seaford, BN25 1JW**



# 10 Rayford Court, BN25 1JW

Approximate Gross Internal Floor Area = 65.70 sq m / 707 sq ft

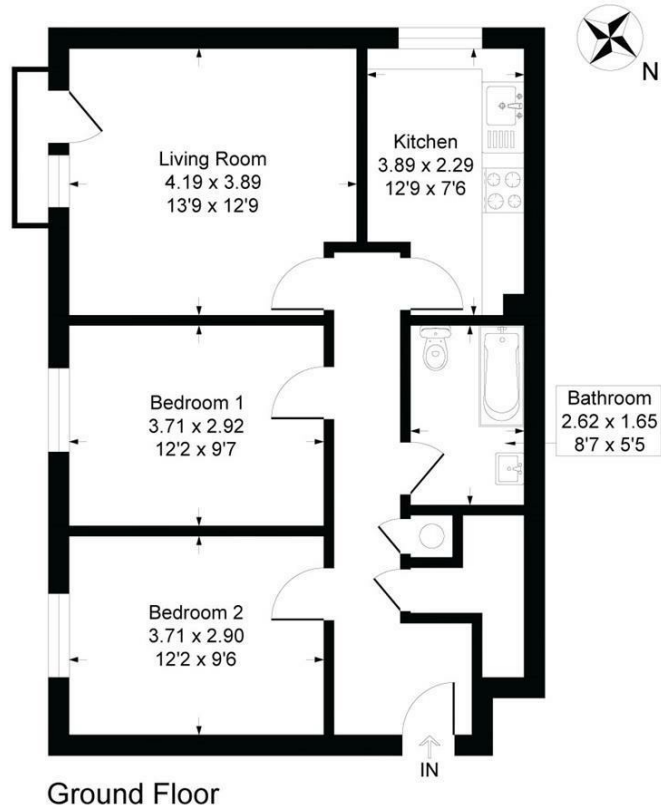
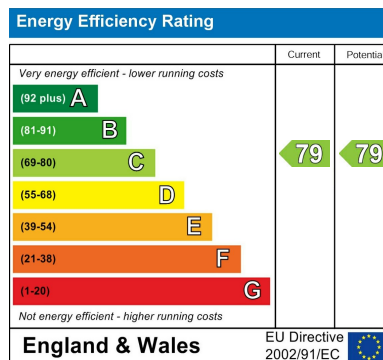


Illustration for identification purposes only, measurements are approximate, not to scale



**Lease: 999 years from 29 March 1986**  
**Service Charges: £2509.52 pa**  
**Council tax band: B**

## CONTACT

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