

**2 Bed
Flat
located in Ringmer Road**



**Flat 16, Cunningham
Court Ringmer Road
Seaford
BN25 1AW**



Asking Price £225,000

Seaford Properties are delighted to bring to the market this 2nd floor flat close to the seafront, with southerly views to Seaford Head and within easy reach of the town centre. The accommodation in brief; 2 bedrooms, kitchen, living room, bathroom and garage. Further benefits include secure phone entry and double glazing. The flat is being offered with no onward chain. Council tax band B and EPC Rating C.

Communal Entrance

Communal entrance with entryphone and post boxes

Entrance Hall

L-Shaped entrance hall with doors to:

Living Room

Window to the front, night storage heater, TV point, door to:

Kitchen

A well-appointed kitchen with an extensive range of fitted matching wall and base units. Laminate worktops with inset single bowl stainless steel sink and drainer unit with mixer tap, space for washing machine and slimline dishwasher, space for under counter fridge and freezer, vinyl flooring. Space for freestanding cooker with extractor above. Tiled splashbacks.

Bathroom

Suite to comprise panel enclosed bath with electric shower over. Pedestal wash hand basin with mirror above. Low level W.C. Part tiled walls, extractor fan, built in airing cupboard housing hot water tank.

Bedroom One

Window to the front, fitted wardrobes and bed recess with bedside cabinets.

Bedroom Two

Window to the front.

Garage

Located within the block to the rear of the building. Accessed via up and over door.

Outside

Communal Gardens

Cunningham Court is nestled between Seaford town centre and the unspoilt seafront promenade/beach. Seaford itself is surrounded by the South Downs National Park and English Channel. There are a variety of shops, cafes, public houses and medical surgeries. Leisure activities varying from two golf courses, a sailing club, mountain biking, hiking, football, rugby and running / walking along the promenade. Regular transport links with bus services to Eastbourne and Brighton, a railway station and the nearby town channel port of Newhaven has services to Dieppe.

Lease - 999 Yrs From 01/01/1991

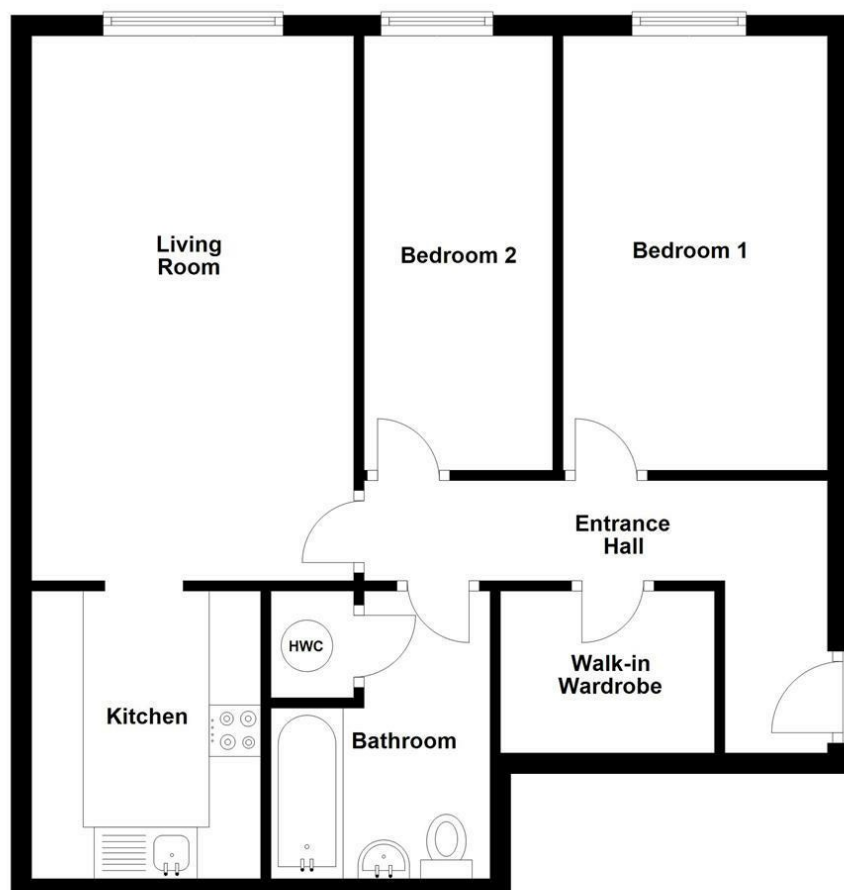
Half Yearly Service Charges : £949.51

Ground Rent: Peppercorn



Second Floor

Approx. 59.2 sq. metres (637.4 sq. feet)



Total area: approx. 59.2 sq. metres (637.4 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 77 |
| (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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