



1 Bed

Flat

located in West View Court Steyne

Road



**14 West View Court
Steyne Road
Seaford
BN251EU**



**Guide Price £180,000 -
£190,000**

Welcome to this beautifully appointed second-floor flat located in West View Court, Seaford. This delightful one-bedroom apartment is ideally situated just moments away from the vibrant town centre and the picturesque seafront, making it perfect for those who appreciate coastal living and the convenience of local amenities.

An impressive living room, that is both bright and spacious, provides a welcoming atmosphere for relaxation and entertaining. The room is thoughtfully designed to maximise natural light, creating a warm and inviting space. From here, you can enjoy attractive sea views that add a touch of tranquillity to your daily life.

The apartment has been upgraded to offer modern, energy-efficient living, ensuring comfort and sustainability. The well-appointed bedroom provides a peaceful retreat, while the bathroom is designed with contemporary fixtures for your convenience.

Additionally, this property comes with an allocated parking space, a valuable feature in this sought-after location. Whether you are a first-time buyer, a couple, or looking for a seaside retreat, this flat offers a wonderful opportunity to enjoy the best of Seaford living. Don't miss the chance to make this charming apartment your new home. Council Tax Band A | Current Service Charge £1495.76 pa | Lease 999 years from November 1971

Seaford Properties are proud to present this beautifully appointed second-floor, one-bedroom apartment, ideally positioned just moments from Seaford town centre, the picturesque seafront, and a wide range of local amenities.

This stylish home has been thoughtfully upgraded to offer modern, energy-efficient living. It features contemporary Adex Wi-Fi heaters, controllable remotely via smartphone, allowing for convenient and cost-effective energy management. A recently installed, high-specification water heating system further enhances efficiency while maximising valuable storage space within the hallway cupboard.

The property also benefits from an allocated parking space, held on the title deeds.

The accommodation is accessed via a well-maintained communal entrance with entryphone system, leading into a welcoming hallway with a useful airing/storage cupboard. The impressive living room is bright and spacious, featuring a large front-facing window framing attractive sea views and TV point. From here, a door opens onto a private enclosed balcony, offering an ideal spot to relax and enjoy the coastal outlook.

The contemporary kitchen has been tastefully modernised and is fitted with a sleek range of wall and base units, complemented by fully tiled walls. It incorporates a sink and drainer, space for washing machine, designated cooker space, and additional room for appliances, all bathed in natural light from a front-aspect window. The generously proportioned double bedroom is accessed via the living room and provides ample space for furnishings, alongside extensive built-in storage. The room also enjoys elevated views across Seaford town.

The bathroom is finished to a high standard, featuring a tiled floor and partially tiled walls, and is fitted with a full-sized bath with mixer taps and overhead shower attachment, a heated towel rail, low-level W/C, and a skylight allowing for natural illumination.

Externally, the property is further enhanced by a privately owned parking space.

This is an excellent opportunity to acquire a stylish coastal home or investment in a highly desirable location.

General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

Measurements:

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

Services:

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.

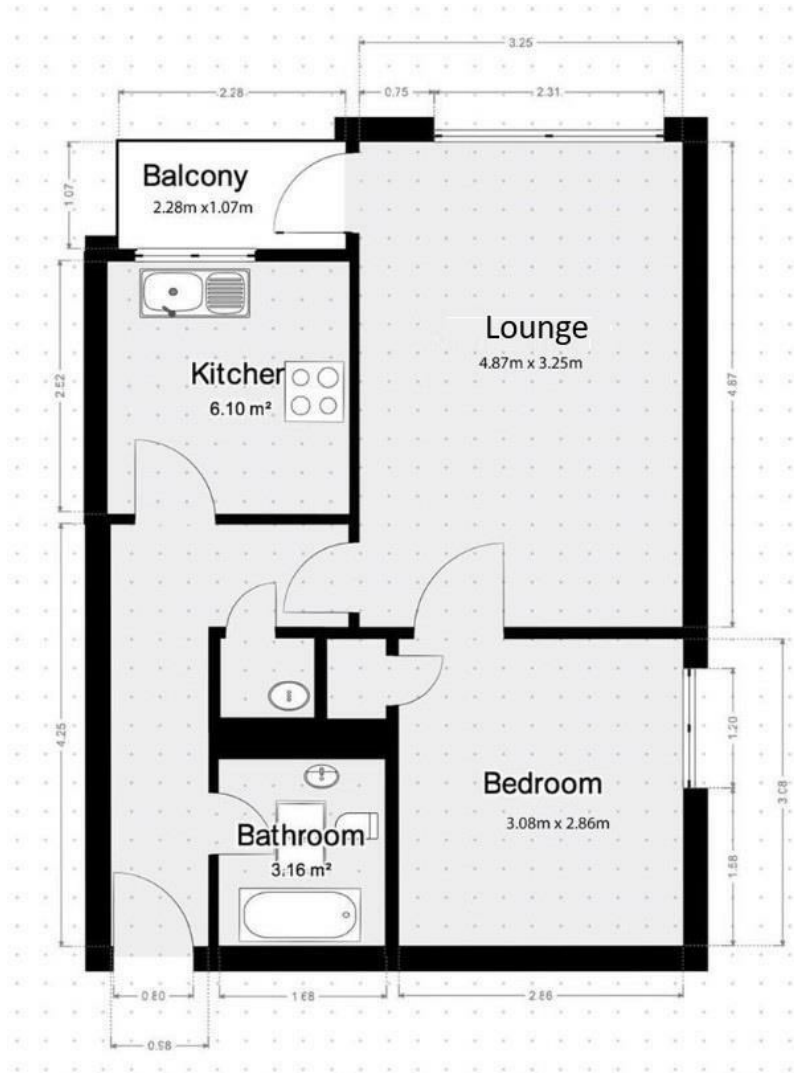






14 West View Court, Steyne Road, Seaford, BN251EU





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Version 2

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