



**2 Bed  
Flat  
located in St. Johns Road**



**Flat 7 Rayford Court  
St. Johns Road  
Seaford  
BN25 1JW**



### **Communal Entrance**

Security entry phone system. Communal stairs to all flats

### **Entrance Hall**

Good size storage cupboard a on your right as you enter the flat and further airing cupboard housing hot water cylinder tank. Radiator. Doors to to all rooms.

### **Bedroom One**

Double glazed window to the front. Radiator. Recently fitted carpet.

### **Bedroom Two**

Double glazed window to the front. Radiator. Recently fitted carpet.

### **Lounge**

a good size room with double glazed window to the front and a double glazed door to " Juliette " balcony.

### **Bathroom**

Suite to comprise panel enclosed bath with shower over and shower screen. Pedestal wash hand basin and low level W.C. Tiled walls.

### **Kitchen Breakfast Room**

This is a great sized room with space for a breakfast table. There is a double glazed window to the side. The kitchen is well-appointed with a range of matching wall and base units. Worksurface with inset single bowl sink and drainer unit and mixer tap. Four ring gas hob with extractor over and separated eye level oven to the side. Space for washing machine and dish washer. Wall mounted boiler.

### **Outside**

#### **Allocated Parking Space**

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

Service Charges £2509.52 a year

999 Lease from 15 Sept 1986

Council Tax Band B

Asking Price £220,000

Seaford Properties are delighted to bring to the market this two-bedroom first floor flat, which is in a sought-after purpose-built block in the heart of the town centre, and it is just a 'stone's throw' from the beach. The flat has many benefits to include a share of freehold with long lease, new boiler, new double glazed windows and door, useful storage cupboard on the communal landing, covered allocated parking and is being offered with no onward chain.







**Flat 7 Rayford Court St. Johns Road, Seaford, BN25 1JW**



# F7 Rayford Court, BN25 1JW

Approximate Gross Internal Floor Area = 73.26 sq m / 789 sq ft

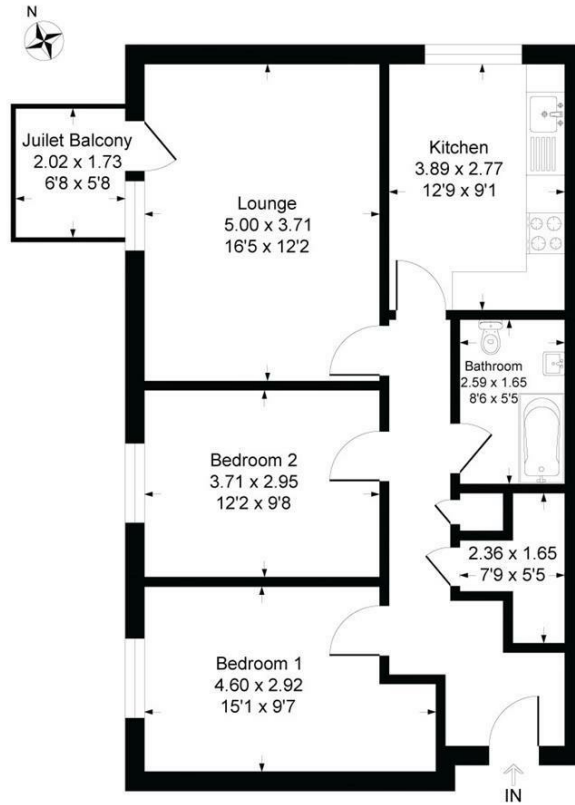


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Service Charges £2509.52 a year**  
**999 Lease from 15 Sept 1986**  
**Council Tax Band B**

## CONTACT

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