



**2 Bed  
Flat  
located in Newlands Place**



# 5 Newlands Place

## Seaford

### BN25 4FA



Seaford Properties are delighted to present this beautifully maintained two-bedroom first-floor apartment, ideally positioned in a sought-after location just north of the A259. Offered with a pending share of freehold, this exceptional home combines stylish modern living with outstanding convenience, being within easy reach of local shops, schools, bus routes and the Downs Leisure Centre, while Seaford town centre is approximately one mile away.

Presented in immaculate condition throughout, the apartment benefits from double glazing, gas central heating via a recently installed Vaillant combi boiler, quality Amtico flooring, allocated parking and excellent storage solutions. A particular highlight is the south-facing balcony, enjoying breathtaking views towards Seaford Head and providing the perfect space for outdoor dining or relaxing in the sunshine.

The welcoming entrance hall offers access to a useful boiler cupboard and additional storage. Bedroom two is a spacious double room overlooking the rear aspect, complete with newly fitted wardrobes and modern neutral décor. A separate utility cupboard has been thoughtfully fitted with shelving and space for a washer/dryer, maximising practicality.

The contemporary family bathroom features a stylish white suite comprising a bath with overhead shower, wash hand basin, low-level WC, heated towel rail and mirrored storage cabinets.

The principal bedroom is another generous double room, enjoying attractive views towards Seaford Head and benefitting from fitted wardrobes and a fully tiled en-suite shower room.

The heart of the home is the impressive open-plan kitchen, living and dining area. Finished to a high specification, the kitchen includes upgraded worktops, integrated fridge/freezer and dishwasher, upgraded gas hob and electric oven, creating a sleek and functional space for everyday living and entertaining. The spacious lounge area comfortably accommodates a range of furniture and opens directly onto the balcony through patio doors, allowing natural light to flood the room while showcasing the wonderful outlook.

This superb apartment offers modern, low-maintenance living in a highly convenient location and is an ideal purchase for first-time buyers, downsizers or investors alike.

LEASE - 999 years from 2025  
GROUND RENT - £0  
SERVICE CHARGE - £1,617.77  
COUNCIL TAX BAND C  
EPC RATING B

#### Disclaimer

• Money Laundering Regulations 2017  
In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

#### • Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a

## Asking Price £325,000

Drop your bags and move!! An immaculately presented two-bedroom first-floor apartment offered with a pending share of freehold and approximately 9 years remaining on the NHBC warranty. Finished to an exceptional standard with upgraded fixtures and fittings throughout, the property features a spacious open-plan kitchen, living and dining area, two double bedrooms with built-in wardrobes, a modern family bathroom, en-suite shower room, excellent storage and allocated parking. A standout feature is the south-facing balcony with stunning views towards Seaford Head. Ideally located close to local schools, shops, leisure facilities and bus routes, this superb home is ready to move into.



general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

- Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

- Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

- Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

- Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek



verification from their solicitor.

- These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.





**5 Newlands Place, Seaford, BN25 4FA**





**The Shannon**  
**Apartments 128, 130, 132, 134 (h), 136 (h) & 138 (h)**

Kitchen	3.535m x 3.257m <small>(max) (max)</small>	11'7" x 10'8" <small>(max) (max)</small>
Living/Dining Room	5.402m x 3.995m <small>(max) (max)</small>	17'9" x 13'1" <small>(max) (max)</small>
Bedroom 1	3.544m x 3.362m <small>(max) (max)</small>	11'8" x 11'0" <small>(max) (max)</small>
En Suite	2.167m x 1.620m <small>(max) (max)</small>	7'1" x 5'4" <small>(max) (max)</small>
Bedroom 2	3.995m x 3.010m <small>(max) (max)</small>	13'1" x 9'11" <small>(max) (max)</small>
Bathroom	2.258m x 2.062m <small>(max) (max)</small>	7'5" x 6'9" <small>(max) (max)</small>

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(69-80) <b>C</b>		
(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	

Version 1

**CONTACT**

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