



8 DANE ROAD , SEAFORD, BN25 1LL  
INFO@SEAFORDPROPERTIES.CO.UK  
WWW.SEAFORDPROPERTIES.CO.UK  
01323 899779



## Pelham Road Seaford

**Offers in the region of £140,000**

We are pleased to present this spacious 2nd floor one bedroom flat for sale. This town centre flat is within a short walk from Seaford railway station, the Brighton - Eastbourne bus services, Seaford beach and the Salts recreational grounds. Seaford town centre offers a good range of shops, restaurants, coffee bars. An ideal property for the first time buyer or Buy-to-Let buyer.



# Pelham Road Seaford

## Lounge/Dining Room

A spacious room with a large Westerly aspect window offering partial views towards the sea, radiator and feature electric fire surround which makes a nice focal point. Radiator.

## Bedroom

This is a good size double bedroom with windows offering a glimpse of Seaford bay. Radiator.

## Kitchen

The kitchen with its large East facing window which offers great views towards Seaford Head has a good range of cupboards with work surfaces, a sink unit, electric hob and oven, space for a stand alone fridge/freezer and under counter washing machine. Newly fitted boiler. Radiator.

## Bathroom

The Bathroom is fitted with a white suite bath with overhead shower, tiled surround, WC and wash basin. Radiator.

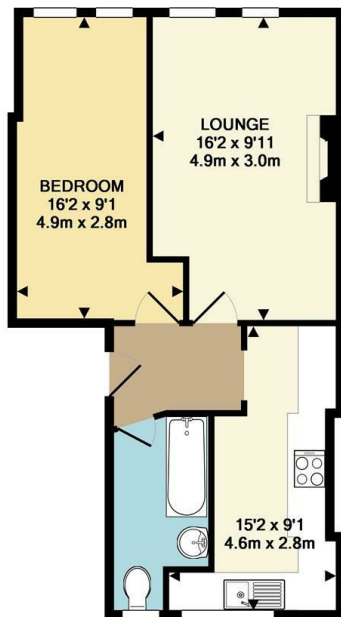
## Lease

Remaining term - 93 years (subject to confirmation)

Ground Rent - £300 pa

Service charge - £930 pa (most recent)

Current rental income £575 pm



TOTAL APPROX. FLOOR AREA 454 SQ.FT. (42.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		76	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	