



**Esplanade  
Seaford  
East Sussex  
BN25**

**Offers in Excess of £225,000**

**bettermove** 

# Esplanade Seaford

Bettermove are proud to present this 1 bedroom flat in Seaford, available with no forward chain.

The property benefits from double glazing, gas central heating, and has new windows throughout, with on street parking available.

The council tax band is A.

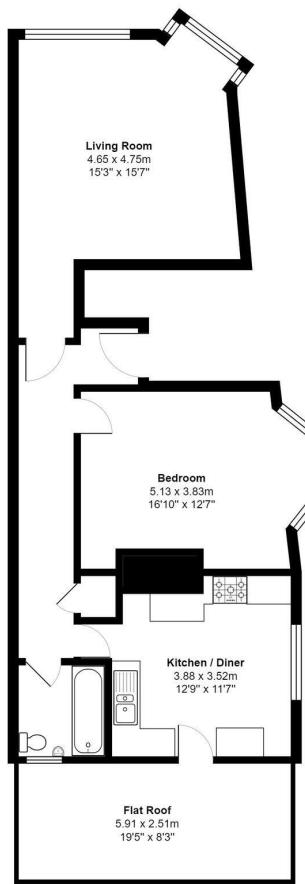
This is a leasehold property with 78 years remaining on the lease; the ground rent is £250.00 per annum, and the service charge is £177.00 per month.

The interior of this beautifully presented, ground floor property comprises a spacious living room, fitted kitchen/diner, one double bedroom and a family bathroom. The property also has the added benefit of potential for a rear roof terrace, with stunning sea views

Located in the popular coastal town of Seaford, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short walk to the seafront. Excellent transport connections can be found from Seaford Train Station, a variety of local bus routes, and quick access to the A26.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





#### Ground Floor

Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup> (excluding flat roof)

All measurements are approximate and for display purposes only

Eightfold  
property

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)