



7 CORSICA HALL COLLEGE ROAD SEAFORD

£1,400 PCM

AVAILABLE END OF APRIL UNFURNISHED - This two bedroom first floor apartment is conveniently located within walking distance of the seafront and Seaford Town Centre. The property comprises of a bright and airy open plan living with a Living/Dining area opening into the kitchen comprising of a number of wall and base units, integrated appliances (washing machine, dishwasher, and undercounter fridge and freezer), electric oven, five burner gas hob and a stainless steel sink and drainer. Master bedroom is a double looking out onto the grounds and leads to the en-suite shower room with shower cubicle, basin and w/c. Bedroom Two is a double with a view of the grounds. Family bathroom with heated towel radiator, wall mirror with light, shower over bath, basin and w/c. The property benefits from Gas Central Heating, wooden sash windows throughout, allocated parking space within gated grounds. EPC - C. Council Tax Band - D £2,468.38 for the period 2024/25 (this is not included within the rent). Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.



- TWO DOUBLE BEDROOMS • CONVERTED APARTMENT IN A GRADE II LISTED BUILDING • GAS CENTRAL HEATING

* Converted apartment in Grade II Listed building

* First floor

* Two double bedrooms

* Integrated appliances

* Allocated parking space

CORSICA HALL

Driveway leading to secure gate into development, opening to kept grounds, parking, and access to buildings.

COMMUNAL ENTRANCE

Secure entry with Entryphone system into the building.

COMMUNAL ENTRANCE HALL

Carpeted flooring and stairs leading to first floor.

APARTMENT ENTRANCE

HALLWAY

Carpet, radiator, consumer unit, video entryphone system, doors leading to all rooms. Steps up to:

OPENPLAN LIVING

Open plan living comprising of:

LIVING ROOM

19'5 x 18'5

Carpet, radiator, wooden sash single glazed window, TV point, Twin satellite points, spot lights, high ceiling, leading to:

KITCHEN/DINING ROOM

11 x 16

Tiled flooring, two sets of double wooden single glazed sash windows, range of cream wall and base units with wood effect worktop over, stainless steel one & half bowl sink with drainer & mixer tap, electric oven, five gas burner hob, integrated appliances (washing machine, dishwasher, under counter fridge and freezer), boiler, spot lights.

MASTER BEDROOM

16'10 x 11'9

Carpet, radiator, wooden single glazed sash window, spot lights, door leading to:

EN-SUITE SHOWER ROOM

Tiled floor, part tiled walls, shower cubicle, w/c, wash hand basin, heated towel radiator, shaver point.

BEDROOM TWO

12'9 x 14'10

Carpet, radiator, wooden single glazed sash window, spot



- BEAUTIFUL WELL KEPT GROUNDS IN GATED DEVELOPMENT • SEAFRONT LOCATION • SPACIOUS APARTMENT IN IDYLIC SETTING

lights.

FAMILY BATHROOM

Tiled floor, part tiled walls, bath with shower over from mixer tap, w/c, wash hand basin, heated towel radiator, mirror, shaver point, wooden single glazed sash window.

PARKING

One allocated parking space.

COUNCIL TAX BAND

This property is currently rated by Lewes District Council at Band (D) which is approximately £2,359.59 for the period 2023/24 and is excluded from the rent.

REFERENCES & HOLDING PAYMENT

* IMPORTANT *

Please be advised that we will require a holding payment which is the equivalent of one weeks rent prior to starting referencing to secure the property. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to

take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 894400 or email info@charlescox.co.uk.

MEASUREMENT INFORMATION

Charles Cox Lettings wish to inform prospective applicants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To arrange a view of this property please contact CHARLES COX LETTINGS for an appointment. Our opening hours are Monday to Friday 9:00am - 5:30pm please call 01323 894400 or email info@charlescox.co.uk.

MOBILE PHONE & BROADBAND COVERAGE

For mobile phone and broadband information, please use the following website: www.checker.ofcom.org.uk



- ONE ALLOCATED PARKING SPACE • SUITABLE FOR A PROFESSIONAL PERSON/COUPLE • EPC - C • COUNCIL TAX - D

- * Short walk from Seaford's seafront
- * Walking distance from Seaford Town Centre
- * Located in the historic grounds of the Grade II Listed Corsica Hall
- * Views of Seaford Head Golf Course

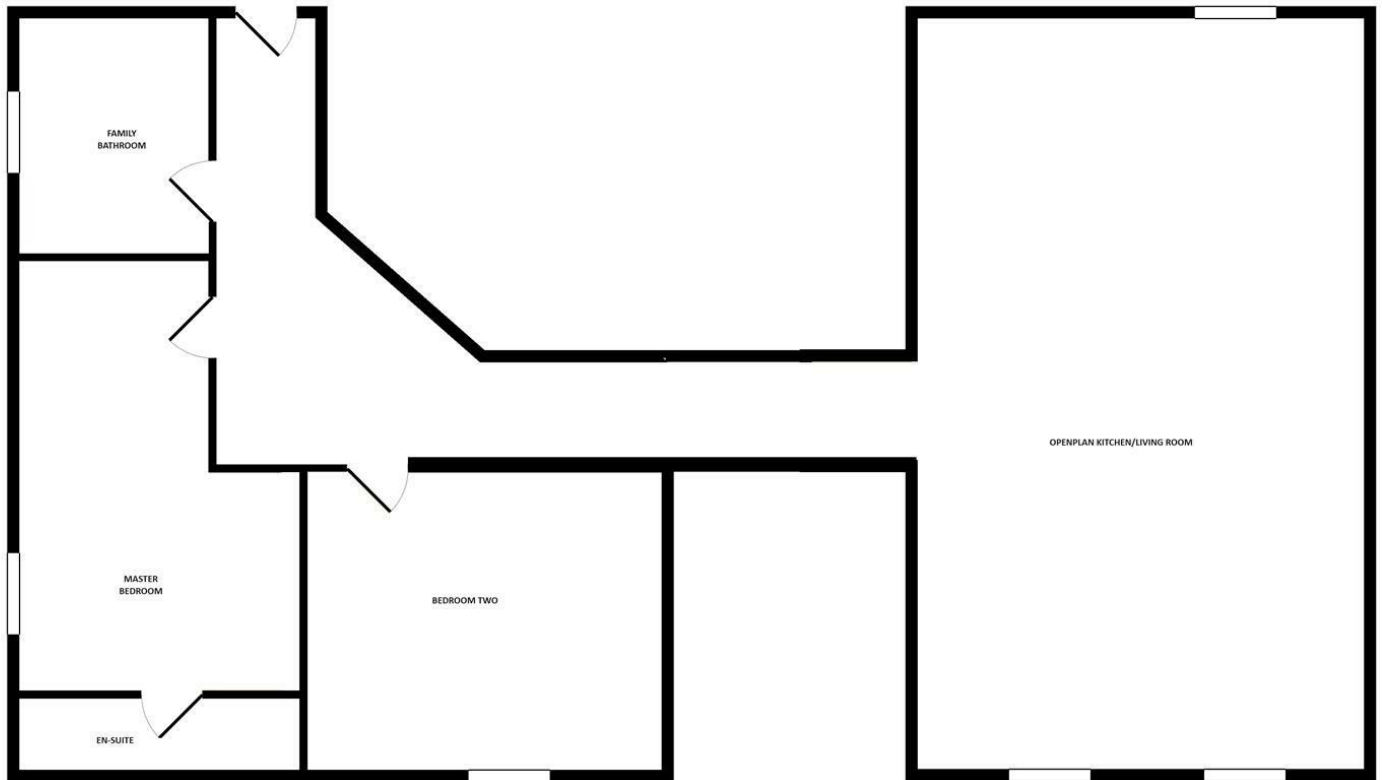




Additional Information

Local Authority - Lewes District Council
Council Tax - Band D
Viewings - By Appointment Only

Floor Area - 1259.39 sq ft
Tenure -



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		
(69-80) C	74	82
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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