

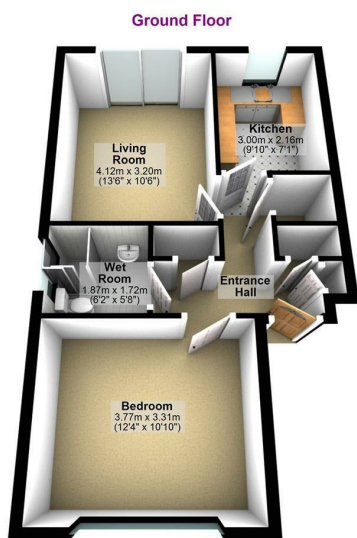
Flat 1, Highbury Court 8 Avondale Road, Seaford, BN25 1RJ
Asking Price £125,000



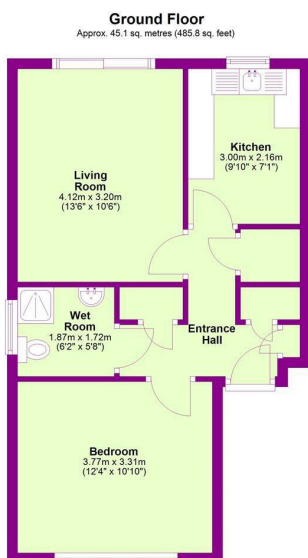
A ground floor purpose-built flat in a small block of just six flats. Exclusively for buyers of retirement age. This lovely flat is situated within walking distance of the town centre with its varied shops and restaurants. The mainline station is also nearby. The property is bright and airy and has a living room with patio doors to the outside, modern kitchen, good size bedroom, and a wet-room, there is also ample storage.



87 Katherine Way
 Seaford
 East Sussex
 BN25 2XF
 01323 379500
 hello@lukeharris.co.uk
 www.lukeharris.co.uk



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
 Plan produced using PlanUp.



Total area: approx. 45.1 sq. metres (485.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
 Plan produced using PlanUp.

Flat 1, 8 Avondale Road, Seaford

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
66		77	
Very environmentally friendly - lower CO ₂ emissions			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	