

11A Kedale Road, Seaford, BN25 2BY
Price Guide £220,000



A rare two bedroom first floor flat with its own private south westerly facing rear garden and forming the top floor of this detached property. Situated in a sought after area within easy reach of the town centre, mainline station and Seaford seafront. The flat has newly installed gas central heating with a combination boiler. The accommodation comprises open plan living room/kitchen, two bedrooms, wet room, loft storage. The garden is a real feature of this home with large decked area and lawn. Council tax band 'A'



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	