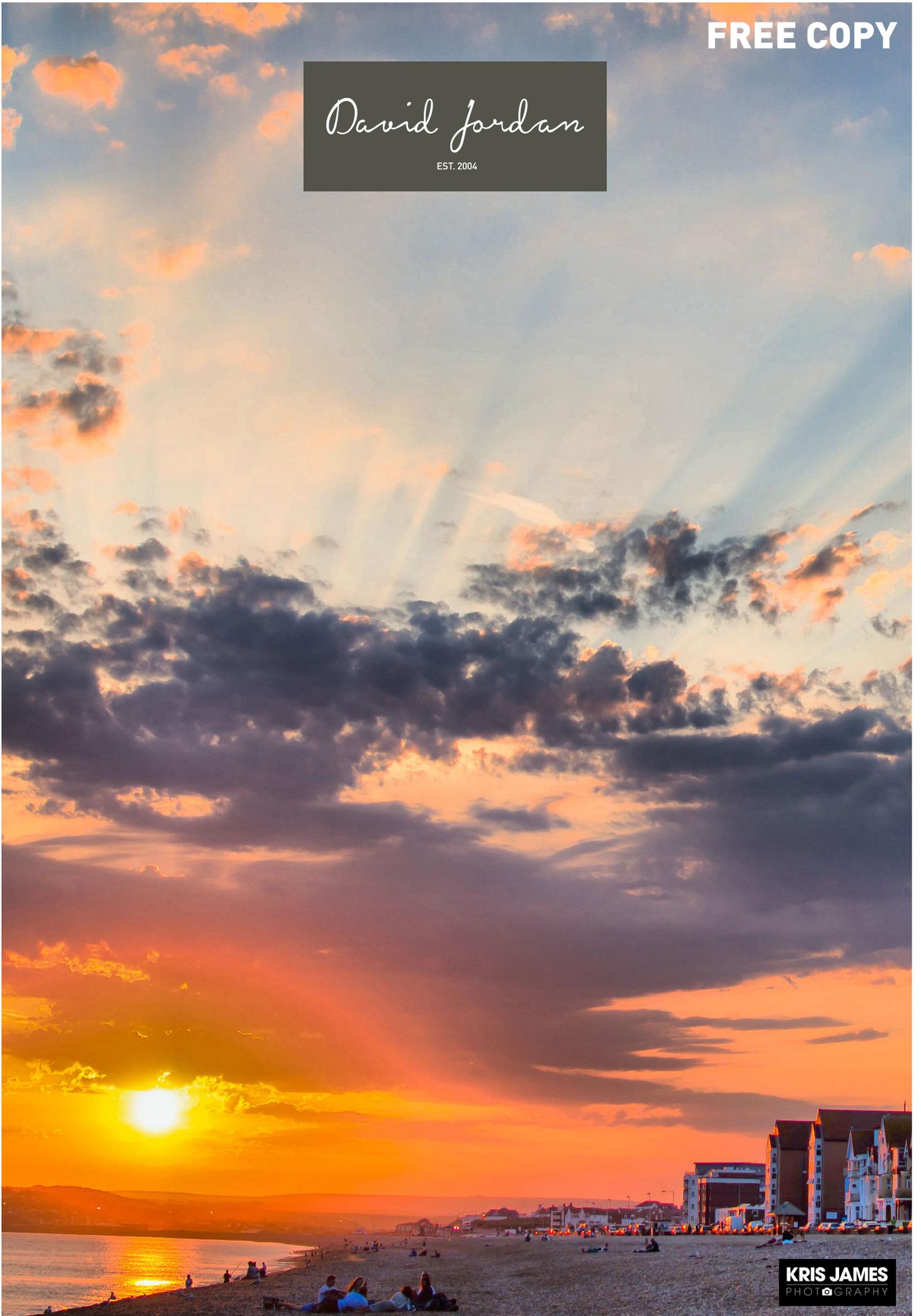


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PHOTOGRAPHY

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01323 898 414

WHAT'S ON

AUGUST 2017

Seaford & District Horticultural Show

Saturday 05 August 2017 1:30pm - 5:00pm
Seaford Head Upper School, Arundel Road

Email: gary-carter@sky.com

Phone: 01323 891 954

Annual Society Show for members to exhibit in up to 100 different classes - for example, flowers, fruit, vegetables, arts and crafts, cookery, paintings and photographs. Many local society stands also to visit. Plants and produce available to buy. Children may exhibit free of charge, see website for details. Entrance £1, children free. Parking available.

Website: www.seafordhorti.com

Rotary Club of Seaford Boot, Craft & Produce Fair

Sunday 06 August 2017 9:00am - 1:00pm
Martello Fields, BN25 3BD

Email: events@seafordrotary.org.uk

Refreshments available and free parking. Gates open at 7.30am for sellers. Pitch price £8. Just turn up on the day as no need to pre-book a pitch.

Splash Point Jazz Club

Sunday 06 August 2017 4:00pm - 6:30pm
The View, Seaford Head Golf Club, Southdown Road, BN25 4JS

Email: info@splashpointjazz.club

Phone: 01323 890 139

Presenting the Neal Richardson Trio with special guest Jim Mullen. Regarded by many as the UK's top jazz guitarist, Jim makes a welcome return to Seaford. £10, kids free.

British Heart Foundation South East Coast Off-Road Bike Race

Sunday 13 August 2017 8:30am - 4:30pm
Martello Fields, College Road BN25 1JH

Phone: 0845 130 8663

Stunning coastal scenes, beautiful forest trails and epic cliffs to climb - this is the perfect summer event for mountain bikers of all abilities. Starting off right by the sea, riders will take on 35 miles of beautiful off-road routes, with an optional 10 miles of extra technical riding. Visually stunning and showing the best of East Sussex, this ride is not to be missed. The event presents an achievable challenge

to those new to the sport, especially with the help of the training advice and support on offer. You'll ride along the coast, on forest trails, through beautiful countryside and parts of the South Downs and for those who want more, there is that extra 10 miles of technical riding. Also lots of entertainment and fun things to do for all of the family at the event site, all day, for those who don't want to ride.

Entry: £20 Adults, £10 Children 14 and over (please note riders must have some experience of riding off-road).

Eastbourne International Air Show



Thursday 17 August
2017 - Sunday 20 August 2017

10:00am - 6:00pm The Seafront, Eastbourne
The world's biggest free seafront airshow returns in August with 4 days of spectacular flying and it is all free. Featuring the best of the RAF and international display teams across the eight miles length of seafront and over national beauty spot Beachy Head. The event also includes children's entertainment areas, arena events, evening concerts, helicopter rides, military exhibition area and end of show fireworks.

Ground displays all day, with flying from lunchtime to approximately 5pm each day. The Red Arrows will fly on the Friday, Saturday and Sunday.

Website: www.eastbourneairshow.com

Seaford Summer Magic

Saturday 26 August 2017 12:00 Noon - 7:00pm
Martello Fields, College Road BN25 1JD

This year the Young Mayor is raising funds to place a disabled swing in the Salts Playground. The idea of this festival is to raise as much money as possible for this. There will be a funfair, live music and drama groups, a new 'food zone', stalls, dog-show and a pop up restaurant along with other activities throughout the day.

If you would be interested in having a stall at this event please email

Youngmayor@seafordtowncouncil.gov.uk

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SALES



FIVE BEDROOM DETACHED HOUSE MEADOW WAY, SEAFORD

A wonderful opportunity to acquire this extended detached Georgian influenced residence. Located within a small cul-de-sac just off the main A259 approximately three quarters of a mile from Seaford town centre.

£550,000

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SALES



THREE BEDROOM DETACHED BUNGALOW
MANOR CLOSE, SEAFORD

An attractive three bedroom detached bungalow situated just south of the main A259 road, in a quiet cul-de-sac of only four properties. Seaford town centre and railway station are approximately one and a quarter miles distant.

£550,000



FOUR BEDROOM DETACHED HOUSE
WESTERN ROAD, NEWHAVEN

A delightful four bedroom detached house situated in the coastal town of Newhaven with its range of shops, leisure facilities, schools and public transport links.

Offers in excess of £525,000



TWO BEDROOM LINK DETACHED HOUSE
CLIFF ROAD, SEAFORD

An older style two bedroom link-detached house occupying an extensive corner plot between Corsica Close and Cliff Road. The property requires general upgrading and improvement throughout.

£525,000



FIVE BEDROOM DETACHED CHALET BUNGALOW
NORTH WAY, SEAFORD

An extremely well presented and deceptively spacious five bedroom detached chalet bungalow situated in a favoured location in the East Blatchington area of Seaford, approximately a mile and a quarter from the town.

£510,000

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SALES



FOUR BEDS, THREE RECEPTIONS DETACHED HOUSE MICKLEFIELD WAY, SEAFORD

A well presented detached four bedroom, three reception room family home constructed by McLean Homes and situated just south of the A259, close to Seaford Head and downland walks.

£499,950



EXTENDED THREE BEDROOM DETACHED OFFHAM CLOSE, SEAFORD

An extended three bedroom detached bungalow situated in a quiet cul-de-sac about a mile and a quarter from the town centre and railway station. Local primary schools, shops and bus routes are within easy reach.

£490,000



FOUR BEDROOM DETACHED HOUSE PRINCESS DRIVE, SEAFORD

A four bedroom detached family house set back from the road in this popular development about a mile and a quarter from Seaford town centre and railway station. Local shop and bus route are close-by.

£469,950



TWO BEDROOM SEMI-DETACHED COTTAGE PLOUGH LANE, LITLINGTON

This charming grade II listed flint cottage located in the picturesque village of Litlington boasts a wealth of character with beamed ceilings, impressive brick-built inglenook fireplace, oak flooring and doors throughout.

£465,000

David Jordan

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SALES



THREE BEDROOM DETACHED HOUSE
MICKLEFIELD WAY, SEAFORD

A beautifully presented three/four bedroom detached family house in a small development situated just South of the A259 close to Seaford Head and downland walks. Local schools and bus routes are also nearby.

£439,950



THREE BEDROOM INDIVIDUALLY DESIGNED
PELHAM YARD, SEAFORD

A wonderful opportunity to acquire a unique and recently constructed three bedroom cottage, situated in the heart of Seaford Old Town.

£425,000



THREE BEDROOM DETACHED BUNGALOW
PRINCESS DRIVE, SEAFORD

A deceptively spacious three bedroom detached bungalow situated to the west of Seaford, about a mile and a half from the town centre and railway station. Local convenience store and bus route are within easy reach.

£410,000



THREE BEDROOM DETACHED HOUSE
CHESTERTON DRIVE, SEAFORD

A three bedroom detached family house situated in a popular location just north of the A259, about a mile and a quarter from Seaford town centre and railway station, close to the Downs Leisure Centre and bus routes.

£399,950

SALES



THREE BEDROOM TERRACE TOWN HOUSE PELHAM COTTAGES, SEAFORD

A most attractive three bedroom townhouse, conveniently located in the heart of Seaford old town, within easy walking distance of individual shops, restaurants, mainline railway station, bus services and unspoilt seafront.

Guide price £385,000



THREE BEDROOM DETACHED HOUSE HAWTH PARK ROAD, BISHOPSTONE

A spacious detached property arranged over three floors and enjoying a south facing rear garden. Situated in a popular residential location within easy access of Bishopstone train station and close to regular bus services between Brighton and Eastbourne.

£365,000



THREE BEDROOM DETACHED HOUSE PRINCESS DRIVE, SEAFORD

A three bedroom detached house situated in this popular location close to local bus route and convenience store in Princess Drive. Seaford town centre and mainline railway station are approximately one and a quarter miles distant.

£365,000

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SALES



THREE BEDROOM SEMI-DETACHED HOUSE
OLD NURSERY CLOSE, SEAFORD

This three bedroom, two reception room semi detached family home is located in an exclusive cul-de-sac in a peaceful setting on the north-east fringes of Seaford, heading out towards Alfriston.

£354,000



THREE BEDROOM DETACHED BUNGALOW
LEXDEN ROAD, SEAFORD

Spacious detached bungalow with three double bedrooms, sitting room, kitchen/breakfast room, shower room and W.C. The property is situated in a popular area, approximately one mile from Seaford town centre.

£349,950



THREE BEDROOM DETACHED BUNGALOW
ST ANDREWS DRIVE, SEAFORD

A deceptively spacious three bedroom detached bungalow situated in an elevated position, about a mile from Bishopstone railway station.

£345,000



THREE BEDROOM DETACHED BUNGALOW
HURDIS ROAD, BISHOPSTONE

An extended three bedroom detached bungalow situated in an elevated position about a mile from Bishopstone railway station, Seaford Sailing Club and Esplanade.

£340,000

SALES



THREE BEDROOM SEMI-DETACHED HOUSE
STAFFORD ROAD, SEAFORD

A most attractive three bedroom, two reception room semi-detached character property, situated in an extremely convenient and popular location close to the town centre and amenities.

£335,000



TWO BEDROOM DETACHED BUNGALOW
ST LEONARDS ROAD, DENTON

This delightful two bedroom detached bungalow is situated on the edge of the conservation area within easy reach of Denton Village, close to local shops, bus routes and Downland Walks.

£295,000



TWO BEDROOM DETACHED BUNGALOW
WELLINGTON ROAD, NEWHAVEN

Older style two bedroom detached bungalow situated on a good size plot and backing south east in this popular location in Denton. Benefits include upvc double glazed, gas central heating and easily maintained gardens.

£290,000



TWO BEDROOM TERRACE HOUSE
GUARDSWELL PLACE, SEAFORD

David Jordan Estate Agents are pleased to offer for sale this charming, centrally located older style mid terrace house conveniently situated close to Seaford town centre, railway station and seafront.

£280,000

David Jordan

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SALES



THREE BEDROOM END TERRACE HOUSE CRADLE HILL ROAD, SEAFORD

An end of terrace three bedroom house situated on the northern outskirts of Seaford, about a mile and a half from the town centre and railway station.

£244,950

SALES



TWO BEDROOM GROUND FLOOR APARTMENT RAYFORD COURT, SEAFORD

A well presented two double bedroom ground floor apartment situated in this extremely convenient position between Seaford promenade and the town centre.

£230,000



TWO BEDROOM GROUND FLOOR RETIREMENT HOMETYE HOUSE, SEAFORD

This two bedroom retirement apartment is on the ground floor of Hometye House, conveniently situated about a quarter of a mile from Seaford town centre and within easy reach of a parade of local shops and bus routes.

£210,000



ONE BEDROOM BEDROOM FLAT STAFFORD COURT, SEAFORD

A well presented apartment in a purpose-built block situated in an extremely convenient location close to the town centre, mainline railway station, bus routes and all amenities.

£179,950



ONE BEDROOM GROUND FLOOR APARTMENT BROAD STREET NORTH, SEAFORD

This ground floor double bedroom apartment is conveniently located in Seaford town centre and forms part of a Victorian building which was converted in 2014. Communal garden.

£178,500

David Jordan

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FREEHOLD GARAGE FOR SALE HAMSEY LANE, SEAFORD

A rare opportunity to purchase a freehold garage, situated in a secluded position within the Hamsey Lane development.

£16,000



GARAGE FOR SALE RICHMOND ROAD, SEAFORD

Garage in block, situated in Dannfields House grounds, just off Richmond Road and within a few hundred yards of Seaford town centre, railway station and seafront.

£18,000

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LETTINGS



LARGE FOUR BEDROOM DETACHED HOUSE DUCHESS DRIVE, SEAFORD

Rarely available four bedroom detached house with double garage. Double aspect lounge with inglenook fireplace. Open plan kitchen/utility area and dining room. Study/Bedroom five. Large garden. EPC D (66). Council Tax Band F

£1,850 PCM



NEWLY REFURBISHED GARDEN FLAT ARGENT CLOSE, SEAFORD

A one bedroom ground floor garden flat. Open plan lounge and kitchen with fitted oven and hob. Laminate flooring throughout. Bathroom. Bedroom. No pets considered. Council Tax Band A. EPC C. Available end of August

£700 PCM



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NEWSLETTER

AUGUST 2017

BUY-TO-LET PROPERTY

Restricted interest

For periods before 6 April 2017, all the interest and finance charges relating to funding for a residential property business could be deducted in full from the rental income. From 2017/18, the financial costs which may be deducted from residential property income by individual landlords are restricted as follows:

TAX YEAR	FINANCE COSTS PERMITTED
2017/18	75%
2018/19	50%
2019/20	25%
2020/21	nil

The landlord receives a tax credit equivalent to 20% of the lower of:

- finance costs not deducted from income.
- income from the property business before interest.
- total income exceeding allowances.

This tax credit is set against the income tax liability for the year.

Any unused tax credit is carried forward to be relieved against the tax payable on the property income in a future tax year. This restriction on finance charges will have the greatest impact on landlords who pay significant amounts of interest or other finance charges, and who may be pushed into the higher tax rates due to their increased taxable income.

TAX YEAR	2016/17	2017/18	2020/21
Salary	£35,000	£35,000	£35,000
Letting income	£40,000	£40,000	£40,000
Interest permitted as deduction	(£32,000)	(£24,000)	nil
Net income	£43,000	£51,000	£75,000
Less personal allowance	(£11,000)	(£11,500)	(£11,500)
Taxable income	£32,000	£39,500	£63,500
Basic-rate band limit	£32,000	£33,500	£33,500
Basic-rate tax @20%	£6,400	£6,700	£6,700
Higher-rate tax @40%	-	£2,400	£12,000
Tax credit: non-deductible interest @20%	-	(£1,600)	(£6,400)
Total tax payable:	£6,400	£7,500	£12,300

Whether you own 1 or 50 rental properties, you need to be aware of the tax changes that have already started to take effect – and which will accelerate over the coming years.

Example

Pete lets two properties in East Sussex, for which he receives rent of £40,000 after deducting agents' fees and other costs. He pays £32,000 per year in interest on loans relating to his property business. Pete also receives a salary of £35,000 from a separate job. Pete's tax position is shown for 2016/17 when all the interest is deductible, for 2017/18 when 75% of the interest is deductible, and for 2020/21 when no interest is deductible. The tax rates and allowances for 2020/21 have been assumed to be maintained at the 2017/18 levels **purely for the purpose of this example**. They are likely to change.

Pete was a basic-rate taxpayer in 2016/17, and made a profit of £8,000 from his let properties, on which he paid tax of £1,600 (£8,000 x 20%). He also paid tax of £4,800 on his salary in that year. From 2017/18 onwards he is a higher-rate taxpayer due to the reduction in the deduction for interest. Although the net income from his properties remains at £8,000, in 2017/18 he pays tax of £2,800 on that income, and £4,700 on his salary. In 2020/21 he will pay tax of £7,600 on his rental income, leaving him with net income from his properties of £400, after tax.

THIS INFORMATION WAS SUPPLIED BY THE ACCOUNTANTS, BREEZE AND ASSOCIATES 01273 573 590. WE WOULD SUGGEST SEEKING ADVICE FROM A TAX SPECIALIST ON HOW THESE CHANGES MAY AFFECT YOU

