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# Seafront Flat with Direct Sea Views

4 Merryfield Court, Marine Parade, Seaford, BN25 2PN



Price £185,000

Leasehold

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## inbrief...

A well presented 2 bedroom ground floor retirement flat with patio and boasting superb direct sea views offered with no ongoing chain. Located on Seaford seafront within walking distance of the town centre and station and close to local shops and excellent bus services. The property has been refurbished throughout to a high standard with refitted kitchen and shower room, built in wardrobes, modern electric heating and high quality replacement double glazing.

The entrance hall has an electric heater and the door entry phone. The sunny aspect lounge has plenty of light and has a stone fireplace and hearth with electric fire, wall mounted electric heater, large walk in storage cupboard and full height window and door onto the patio with excellent sea views. The paved patio also has excellent sea views. The kitchen has been tastefully refitted with a one and a half bowl sink set into working surface with cupboards and drawers below, inset four ring electric hob with double oven below, integrated fridge freezer, matching wall mounted units with pelmet lighting and window with sea views.

Bedroom one is a good size double with built in wardrobes, electric heater and window with sea views. Bedroom Two is also a double bedroom with built in wardrobe and window to side. The shower room has been refitted with a modern suite comprising large walk in glazed shower cubicle, wash basin with cupboard below and w/c with concealed cistern, electric ladder style towel rail, dimplex heater, fully tiled walls and extractor fan. Within Merryfield Court there is a residents lounge, communal garden, guest suite, communal laundry room, passenger lift, door entry phone system and communal parking. The development has a resident house manager on call five days a week and benefits from a 24 hour careline system.

Lease: 125 Years from 1988  
Estimated Service Charge - £3,536.48 Per Half Year  
Estimated Ground Rent - £276.84 Per Half Year



Council Tax: C

Energy Rating: C

moreinfo...

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