

1  
BED

Direct Sea Views  
Flat 1, Merryfield Court, Seaford, BN25 2PN



Price £140,000

Leasehold

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**Total area: approx. 40.2 sq. metres (432.7 sq. feet)**

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented GROUND FLOOR retirement flat. Situated on Seaford seafront within easy reach of shops, buses and the seafront.

Access to the flat is via a communal entrance with a secure door entryphone system, lift and stairs to the upper floors.

The entrance to flat no1 leads to the hallway with a door entryphone/24 hour care alarm system and useful storage and airing cupboard. The spacious living room 15'4" x 10'7" has a modern electric heater, feature 'Adams' style fire surround with electric fire, T.V point, and full height window and door to the front with direct access onto the communal gardens, sea views and views towards Newhaven Harbour.

The kitchen has been fitted with a range of high gloss wall and base units, complemented by working surface with tiled splash backs and inset sink and drainer, there is a space for a fridge/ freezer, an inset electric 'Belling' hob and 'Zanussi' oven, part tiled walls and an extractor fan.

The bedroom 11'10" x 8'9" is a good size double room with an electric heater, built in wardrobes with hanging rails and shelving, a T.V point and a window to the front with direct sea views.

The shower room 6'8" x 5'2" has been fitted with a contemporary style white suite comprising a large walk in glass shower with thermostatic shower, a close coupled w/c and wash hand basin set into a vanity unit, heated ladder towel rail, tiled walls and an 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 and benefits from cavity wall insulation and CCTV security. 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  
Service charge for the period 01/03/23 - 31/08/2023: £2,267.90  
Ground rent for the period 01/03/23 - 31/08/2023: £249.16



Energy Rating - B

Council Tax Band - C

## moreinfo...



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