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BED

Close to Esplanade and Beach  
20 Merryfield Court, Marine Parade, Seaford, BN25 2PN



Open To Offers £120,000

Leasehold

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## inbrief...

Phillipmann are delighted to offer this well presented retirement apartment in a popular building, located on Marine Parade, just a 'stones throw' from the beach! The property is a level walk to Seaford town centre and the 'Salts' recreation park, and within easy reach of buses to Eastbourne and Brighton and trains to Lewes with connections to London. The property is accessed via a communal entrance with door entry phone, stairs and a lift to the first floor and private entrance door.

The hallway benefits from a night storage heater, storage/airing cupboard and door entry/24 hour care alarm.

The living room 17'6" x 9'6" is a good size room with a freestanding electric fire, storage heater and window to the side overlooking the rear communal garden.

There is a connecting arch way to the kitchen 8'5" x 5'4" which is fitted with a range of wall and base units comprising stainless steel sink and drainer unit set into working surfaces with cupboards below, a built in electric oven set into a tower unit and electric hob with filtered hood over, space for an under-counter fridge and freezer, part tiled walls and extractor fan.

The bedroom 13'10" x 8'8" features built in wardrobes with hanging rails and shelving, a storage heater and window to the side overlooking the communal garden.

The wet room 6'10" x 6'1" has a mobility electric shower cubicle, WC, wash basin set in vanity unit, heated towel rail, tiled walls and extractor fan.

Communal facilities include a residents lounge and terrace with sea views, communal laundry, maintained communal gardens, residents parking, on site house manager and 24 hour 'Careline' system. Offered for sale with NO ONGOING CHAIN.

Lease - 125 Yrs from 1988 - Maintenance Charge & Ground Rent - £1804.79 per 6 months.



Energy Rating - B

Council Tax Band - B

moreinfo...



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