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BED

# Ground Floor Seafront Retirement Flat

2, Merryfield Court, Seaford, BN25 2PN



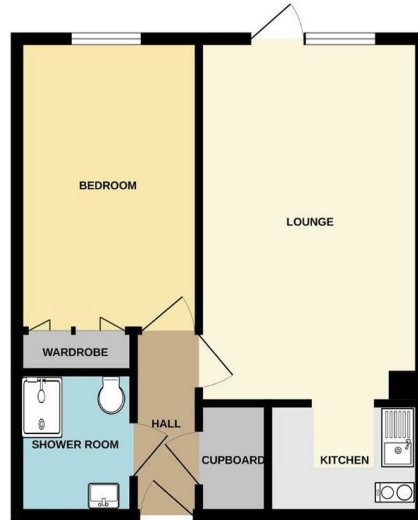
Price £130,000

Leasehold

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GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan, measurements of items, wall-to-wall, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and specifications may vary from the information provided. As to their availability or efficiency can be given. Marked with Metreage C122

## inbrief...

Situated in the popular Merryfield Court, a well-maintained retirement development just a short stroll from Seaford town centre, this one-bedroom ground floor apartment offers direct sea views and private access to a patio area – perfect for enjoying the coastal breeze. This bright and welcoming home is ideal for those looking to enjoy retirement living by the sea, with a full range of on-site facilities and easy access to local amenities.

### Property Features:

Spacious Lounge Diner (17'03 x 10'6)

Enjoy panoramic sea views through a full-height window and glass door leading directly to an outside patio. The lounge also features an attractive fireplace with electric heater, TV and telephone points, providing a cosy yet practical living space.

Modern Kitchen (7'3 x 5'4)

Fitted with under-unit lighting, electric hob, fridge, freezer, tiled splashback, and extractor fan, the kitchen is compact but well-equipped for all your culinary needs.

Comfortable Double Bedroom (13'10 x 8'8)

Wake up to the sea every morning with a front-facing sea view. The room includes built-in wardrobes, electric heating, and TV/telephone points.

Stylish Shower Room

Featuring a large walk-in shower with thermostatic controls, vanity unit with inset basin, close coupled W/C, heated towel rail, and full tiled walls for a clean and modern finish.

### Development Features:

- Seafront location with direct beach access
- Onsite manager (weekdays)
- 24-hour Careline emergency system
- Residents' lounge, communal gardens, and patio areas
- Guest suite for visitors (available at additional cost)
- Lift and stairs to all floors
- Secure entry phone system & CCTV security
- Communal laundry room
- Communal parking
- Close to train station, bus routes, local shops, cafés, and the South Downs National Park

### Additional Information:

Lease: 125 years from 06th January 1989

Service Charge: £2,595.81 (01/03/2025 – 31/08/2025)

Ground Rent: £249.16 (01/03/2025 – 31/08/2025)

Call now to arrange a viewing



Council Tax Band: C

Energy Rating: C

moreinfo...



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