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# Ground Floor Seafront Retirement Flat

2, Merryfield Court, Seaford, BN25 2PN



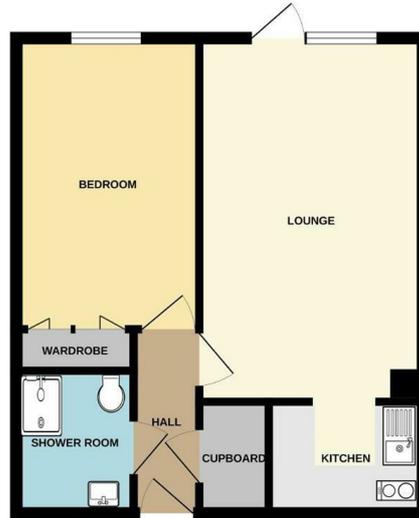
Price £130,000

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 contained here, measurements of doors, windows, rooms 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 architect, developer and agent make no representation or warranty as to their accuracy or efficiency and the buyer should verify all details with the relevant authority.

## 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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