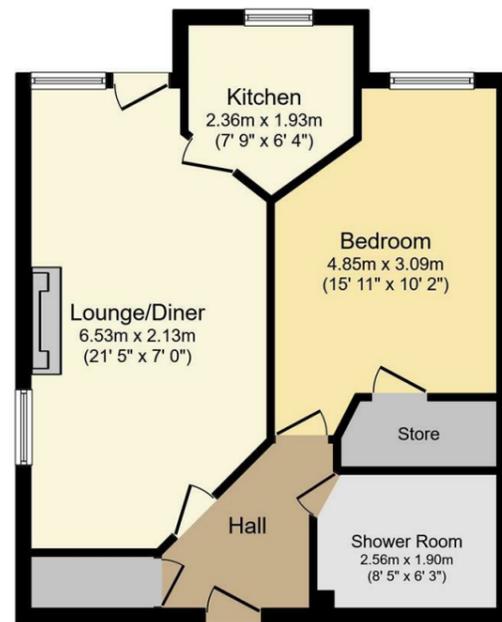


**23 Eversley Court**

Dane Road, Seaford, BN25 1FF



**Second Floor Plan**

Floor area 51.0 sq. m. (549 sq. ft.) approx

Total floor area 51.0 sq. m. (549 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT

**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Offers over £160,000 Leasehold**

A superb ONE DOUBLE BEDROOM retirement apartment, situated on the SECOND FLOOR and boasting a wonderful DUAL ASPECT LIVING ROOM with a JULIET STYLE BALCONY. This wonderful apartment also offers partial SEA VIEWS.

Eversley Court is situated in a fantastic SEAFRONT LOCATION and offers EXCELLENT COMMUNAL FACILITIES, to includes a communal lounge where SOCIAL EVENTS take place, an ON-SITE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, and MORE!

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Eversley Court, Dane Road, Seaford, East

## Sussex

### Development Overview

Constructed in 2014 by award-winning retirement home specialists McCarthy and Stone, Eversley Court is a 'Retirement Living Plus' development providing a lifestyle living opportunity for the over 70's. Designed for independent living, with peace-of-mind provided by day-to-day support by our excellent Estate Manager and Staff who oversee the smooth running of the development.

The property enjoys excellent communal facilities, including; a homeowner's lounge where social events take place, on-site restaurant with a fantastic, varied daily table-service lunch, well equipped laundry, scooter store and landscaped gardens and breath taking sea views. Homeowners also benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Eversley Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, monthly bingo to name just a few. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. Eversley Court is situated in a fantastic seafront location on the corner of Marine Parade and Dane Road, close to all amenities including Seaford Esplanade, shops, railway station and bus routes.

This spacious apartment at Eversley Court is located on the second floor with a living room and french balcony offering side views of the beachfront. There is a well fitted kitchen complete with integrated appliances and a modern wetroom with level access shower. The property has underfloor heating.

### Entrance Hall

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the homeowners TV) and verbal link to the main development entrance

door. There is a door to a walk-in airing cupboard with light and shelving. Emergency pull cord

### Lounge with French Balcony

A bright and spacious, dual aspect living dining room, boasting door opening to Juliet style balcony. A feature electric fireplace makes an attractive focal point in the room. Ceiling lights, TV and BT point.

### Kitchen

Boasting an excellent range of oak effect wall and base units with complimentary worktops over, and stainless steel sink and drainer unit inset which sits beneath a window boasting views of the sea. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, electric oven, concealed fridge and freezer. Tiling to splash-backs and ceiling spot light fittings.

### Bedroom

A well-proportioned double bedroom benefitting from a built in double wardrobe with hanging rail and shelving. Glazed picture window with sea view, TV & power points.

### Wetroom

A purpose built wet room style shower room, boasting a modern white suite which comprises of; Vitra comfort close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, and walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and ceramic flooring, electric heated towel rail, emergency pull cord and ceiling spot lights.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge

## 1 Bed | Offers over £160,000

Service charge of £10,523.77 per year (until financial year ending 31/03/2026).

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Lease Information

Lease length: 125 years from 2013  
Ground Rent: £435 per annum  
Ground Rent Review date: June 2028

### Car Park Permit Scheme(subject to availability)

Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

### Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY  
CONSULTANT

