



Stratheden Court Seaford

Price £185,000

Seaford Properties are delighted to offer for sale this immaculate retirement flat in Stratheden Court with uninterrupted sea views and overlooking the Esplanade. The Leasehold flat comes with a remaining term of a 999 year lease and share in the company that owns the freehold.

The flat comprises a good sized lounge with an electric fire and beautiful surround, an enclosed balcony with far reaching sea views, one spacious bedroom with built-in wardrobes, a modern kitchen and a modern walk-in shower room.

Stratheden Court is a purpose built retirement block of flats right on the sea front with a communal lounge, guest suite, communal laundry, garden. An emergency pull cord service is installed in each flat and throughout the complex, 24hr careline.



Stratheden Court Seaford

Communal Entrance Hall

The communal entrance hall is on the ground floor. Access to the building is allowed on an intercom system. The communal facilities include a communal lounge, kitchen, laundry room and gardens.

Entrance Hall

The entrance hall gives access to an airing cupboard and a storage cupboard, an entry phone and an emergency pull cord system.



Balcony

The balcony is enclosed and offers beautiful views over Seaford Bay and the Esplanade.

Lounge/Diner

The living room/dining room is of a good size and has a window overlooking the Esplanade and across Seaford Bay. A door provides access to the balcony.

An electric fire with a beautiful surround is fitted.



Kitchen

The kitchen has a good number of storage units and spaces for a full size fridge/freezer and a stand alone cooker.

Bedroom

A double bedroom with built in wardrobe.



Bathroom

A modern bathroom with a walk-in shower.

Lease

Term - 999 Years with 961 years remaining

Service Charge - Approx. £1,338.40 pa

Ground rent - £1 pa

Age restriction - 60 years

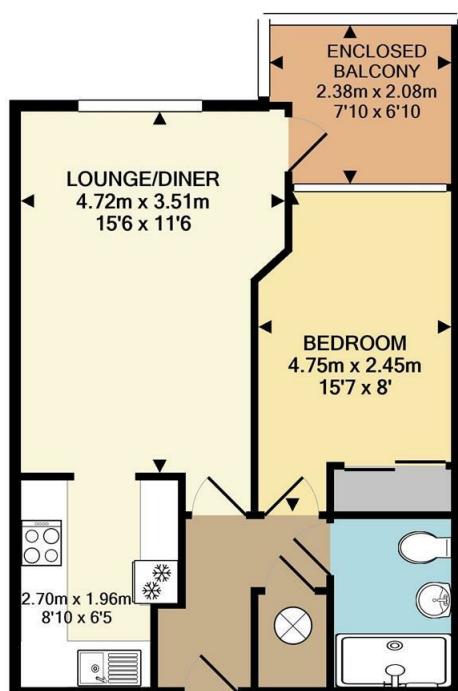
Council Tax

Tax Band B

Approx. £1774 pa

Floor Plan

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.



TOTAL APPROX. FLOOR AREA 46.3 SQ.M. (498 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | 77 | 85 |
| (81-91) B | 77 | 85 | |
| (69-80) C | 77 | 85 | |
| (55-68) D | 77 | 85 | |
| (39-54) E | 77 | 85 | |
| (21-38) F | 77 | 85 | |
| (1-20) G | 77 | 85 | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | (92 plus) A | 77 | 85 |
| (81-91) B | 77 | 85 | |
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