



30 Hortsley 5 Sutton Park Road, Seaford, East Sussex, BN25 1FA

ROWLAND
GORRINGE

30 Hortsley 5 Sutton Park
Road
Seaford
East Sussex
BN25 1FA
£290,000

A 3rd floor retirement 1 bedroom contemporary apartment in the heart of Seaford town.

Spacious and light the property is stunningly presented with open plan living areas that have 'pocket doors' and under floor heating throughout. The kitchen has a range of wall and base units with integrated appliances, whilst a 'utilites cupboard' lies between the kitchen and lounge with boiler in situ. The double bedroom has full length windows with views to the sea and fitted wardrobes. Access to apartment is from the buildings spectacular 'winter gallery', an open walkway with glass to the southern elevation. Seating areas are assigned outside each apartment.

The attractive communal gardens have flint wall boundaries, ornamental pond, central lawn, sun terrace and sheltered pergola.

Further benefits include residents lounge, a host is on site 6 days a week, CCTV secure door entry system and Tunstall care line monitoring system. There is an option to rent an allocated parking bay, located under the building for a nominal fee of £500.00pa.

Located within the town centre, the Hortsley development is set back from Sutton Park Road and has easy access to all local shops within the town centre as well as bus stops conveniently situated. The seafront and beach are located in less than a mile.



- Life Host
- Owners Lounge
- Lift
- Residents Lounge
- Over 60's
- Under Floor Heating
- Sea Views
- Secure Video Entry
- Communal Gardens
- Town Centre Location Giving Easy Access To All Amenities



Living Room	4.911m x 4.028m (16'1" x 13'2")
Kitchen/Breakfast Room	3.691m x 1.849m (12'1" x 6'0")
Bedroom	4.327m x 3.373m (14'2" x 11'0")
Shower Room/WC	2.45m x 2.248m (8'0" x 7'4")

Winter Gallery

Residents Lounge

Communal Gardens

Hosts Office

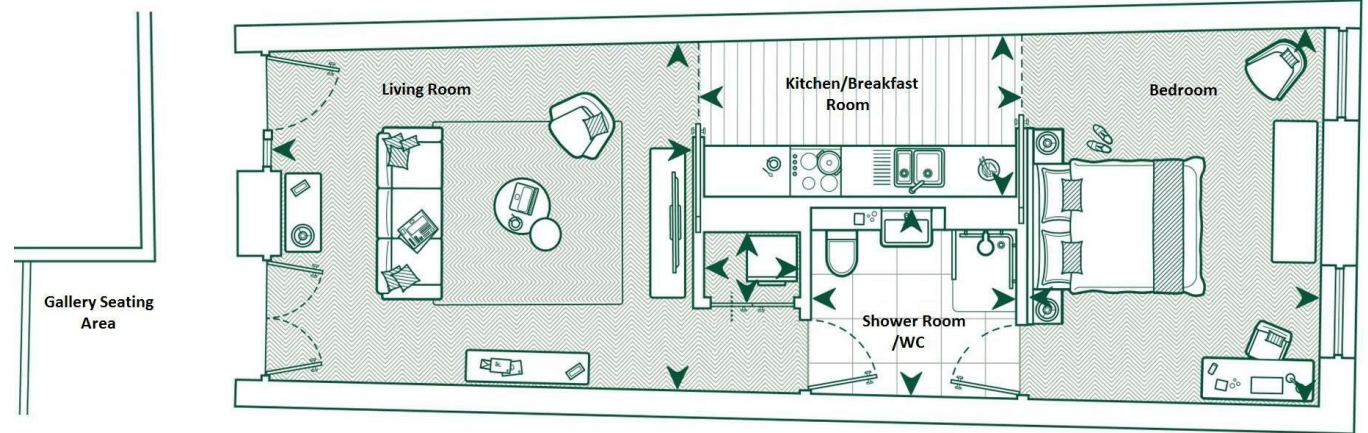
Leasehold:

- Lease Length 999yrs from January 2017
- Maintenance £206.00 pcm
- Ground Rent £250.00 pa

Council Tax Band: C

EPC: B





Rowland Gorringe Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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