



12 Stratheden Court Esplanade, Seaford, BN25 1JP

# 12 Stratheden Court Esplanade Seaford BN25 1JP

£165,000

A first floor 1 bedroom seafront retirement flat with direct sea views and close to the town centre. No onward chain.

Well presented, this flat is very light with views to the sea from the living/dining room and enclosed balcony. The bedroom has built in wardrobes, kitchen and bathroom are clean and in good condition. Benefits include share of freehold, secure phone entry, uPVC double glazing, lifts, 24 hr care line system, on site house manager, communal facilities including lounge/recreation room and laundry room.

Note - there is an age restriction; residents must be over 60.

Located directly opposite Seaford beach/promenade and sea, the property is also ideally located for access into Seaford town centre making Stratheden Court a sought after purpose built retirement block. The town centre has numerous shops, cafes, pubs, restaurants, parks, library, two doctors' surgeries, regular and frequent bus services to Eastbourne/Brighton as well as a railway station with services to London Victoria and Brighton via Lewes.



- Sea Views
- First Floor
- Vacant
- Close to Town Centre
- Share of Freehold
- Lifts to all Floors
- Well Presented
- Seafront Location





Hall	
Living Room	4.69 x 2.94 (15'4" x 9'7")
Enclosed Balcony	2.09 x 1.96 (6'10" x 6'5")
Bedroom	3.88 x 2.44 (12'8" x 8'0")
Kitchen	2.72 x 1.92 (8'11" x 6'3")
Bathroom	2.09 x 1.67 (6'10" x 5'5")

Residents Lounge

Residents Laundry

Share Of Freehold

Lease Length: 964 Years Remaining

Maintenance: £1,430 per year

Age Restriction - 60 Years Over

Council Tax: B

EPC: C



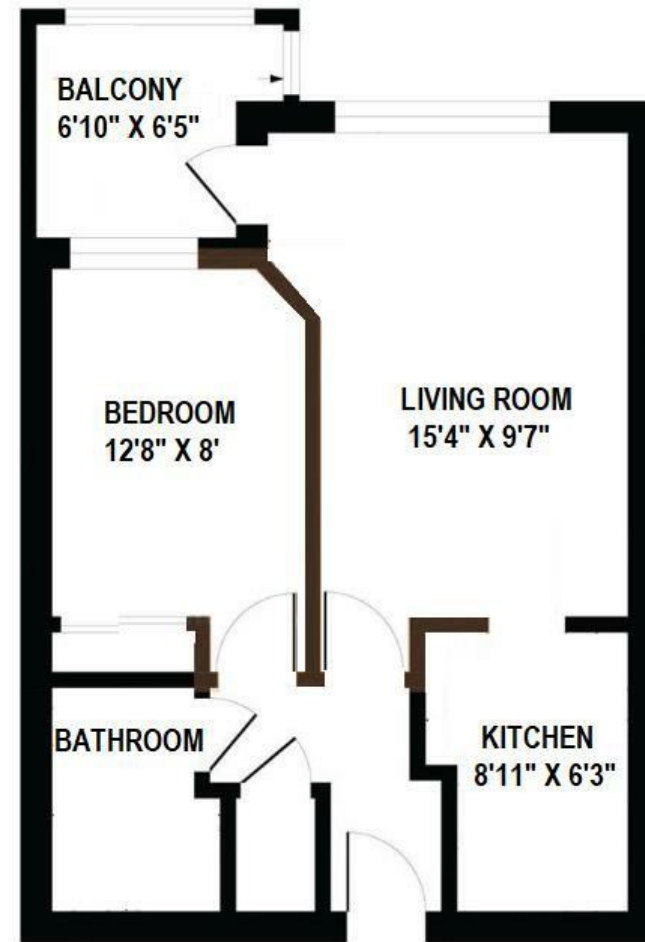


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

**01323 490680**

hello@rowlandgorringe.co.uk  
www.rowlandgorringe.co.uk



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.

**ROWLAND  
GORRINGTON**