



Flat 50, Eversley Court Dane Road, Seaford, BN25 1FF

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£325,000

With stunning sea front views this unique 1 bedroom 4th floor retirement apartment is spacious and light. The triple aspect living/dining room has views over nearby 'Salts' recreational park and Seaford Bay towards the working harbour port of Newhaven. There are 2 separate doors from the living area that lead onto the impressive westerly 27' roof terrace which has glass screen balustrades, wood decking and commanding views over the sea, beach as well as the park. The kitchen is well appointed and has a view to the front of the building. The double bedroom again has window to the front, a bank of wardrobes and a fitted double wardrobe. The apartment also benefits from underfloor heating throughout. including the spacious wet room/wc.

Eversley Court is a modern assisted living retirement development. The facilities include a residents lounge, table service restaurant, function room, mobility scooter store, guest suite, laundry room, a 24 hour care alarm and in house management team. Outside there are well maintained communal gardens as well as visitor and residents parking.

Located directly on Seaford seafront, the development is within a level walk (just over a 1/4 mile) to Seaford town centre. Which offers a wide range of shops, cafes, restaurants, theatres, art gallery, health centres, train station with links to Gatwick/London Victoria and a regular bus service to Brighton/Eastbourne.



- Approximately 705sq ft
- Roof Terrace
- Under Floor Heating
- Wet Room
- Over 70's
- Direct Sea Views
- 4th Floor Apartment
- 1 Double Bedroom
- Residents Lounge & a Dining Room
- No Onward Chain



Living/Dining Room	7.92m x 3.58m (25'11" x 11'8")
Kitchen	3.38m x 2.03m (11'1" x 6'7")
Roof Terrace	8.23m x 7.09m (27'0" x 23'3")
Bedroom 1	4.17m x 3.38m (13'8" x 11'1")
Wet Room	2.72mx x 2.34m (8'11"x x 7'8")
Hall	

Residents Lounge

Residents Restaurant

Reception

Communal Gardens

Residents Parking

Leasehold:

- Maintenance: £914.89pa
- Ground Rent: £216 every 6 months
- Length of Lease: approx 113yrs

Council Tax Band: C

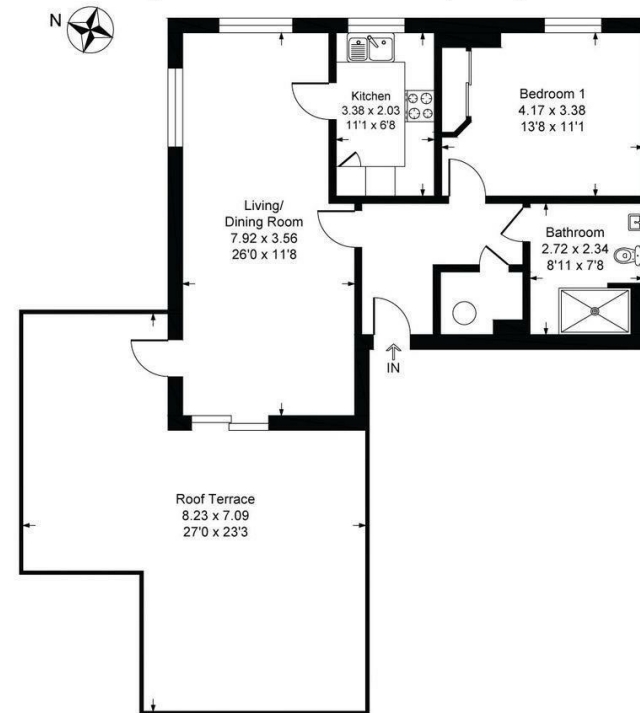
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Approximate Gross Internal Floor Area = 65.4 sq m / 705 sq ft



Fourth Floor

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

Rowland Gorrington 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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