



46 EVERSLEY COURT, SEAFORD, EAST SUSSEX, BN25 1FF

£200,000

An opportunity to purchase a one-bedroom, fourth floor retirement apartment within an impressive assisted living development, constructed by McCarthy & Stone in 2014.

Occupying a superb seafront position on the corner of Marine Parade and Dane Road, the development is conveniently situated for Seaford Esplanade, local shops, the railway station and bus routes.

Apartment 46 is positioned on the south-eastern side of the building and enjoys far-reaching views along the Esplanade and out to sea from the bedroom, kitchen, sitting/dining room and private balcony.

The development offers an excellent range of communal facilities, including an entrance hall, well-appointed residents' lounge, dining room, function room, laundry, guest suite, communal garden and residents' car park. A lift and staircase provide access to the upper floors.

- BALCONY WITH FAR REACHING SEA VIEWS
- FOURTH FLOOR RETIREMENT APARTMENT
- DOUBLE BEDROOM
- SITTING / DINING ROOM
- KITCHEN
- SPACIOUS WET ROOM
- ENTRANCE HALL WITH WALK IN STORAGE CUPBOARD
- LEASE OF 125 YEARS FROM AND INCLUDING 1ST JUNE 2013
- MONTHLY SERVICE CHARGE £914.89 AND GROUND RENT £217.50 PER HALF YEAR
- WITHIN 500 METERS OF SEAFORD RAILWAY STATION, DOCTORS, SUPERMARKET AND BUS SERVICES





46 EVERSLEY COURT DANE ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 52.2 SQ.M. (561 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004