



FLAT 33, MERRYFIELD COURT MARINE PARADE, SEAFORD, BN25 2PN

£185,000



Merryfield Court is a prominent managed block occupying a prime Seafront location, ideally located for the beach, Salts recreation park, parade of local shops and bus service to Eastbourne and Brighton. Seaford town centre with it's comprehensive range of shops, cafes, restaurants, library and train station can be found within approximately half a mile.

Located on the second floor and enjoying angled sea views and views towards the Salts recreation ground and Seaford Head. This spacious two bedroom property is considered to be in very good order throughout. The accommodation comprises of a living/dining room, kitchenette with window, two bedrooms both with fitted wardrobes, refitted shower room. Merryfield Court communal facilities include a residents lounge with kitchen, guest suite (subject to charges), laundry room and a 24 hour care line system.

The property is available to primary residents aged 60 and over, while secondary residents must be 55 or older.

Maintenance: £6700.00 per annum  
Ground Rent: £553.00 per annum  
Lease: 88 years remaining as of 2025

- TWO BEDROOM TOP FLOOR APARTMENT
- VIEWS OF SEA, SALTS PARK & SEAFORD HEAD
- REFITTED KITCHENETTE WITH WINDOW
- REFITTED SHOWER ROOM/WC
- UPVC DOUBLE GLAZED WINDOWS
- 24 HOUR CARELINE
- COMMUNAL FACILITIES INCLUDE RESIDENTS LOUNGE, LAUNDRY ROOM, GUEST SUITE & CAR PARK.
- LIFT OR STAIR ACCESS
- LEASE: 88 YEARS REMAINING







Main entrance door to secure COMMUNAL HALL with stairs and lift to all floors. Access to residents sitting room and door to laundry room.

## SECOND FLOOR HALLWAY

Personal door to:-

FLAT 33

## L-SHAPED ENTRANCE HALL

Electric storage heater. Hatch to loft space.

## SITTING ROOM

uPVC double glazed tilt 'n' turn window enjoying angled sea views and views across the Salts recreation ground and beyond to Seaford Head.

Decorative fire surround. Electric storage heater. Cupboard housing hot water cylinder and cold water tank, shelving, consumer unit and electric meter. Archway to:-

## KITCHENETTE

Fitted base units with work surface over, inset four ring electric hob with cooker hood above and inset sink unit. Matching cupboard housing mid-level electric oven. Space for upright fridge-freezer. Tiled walls. Extractor fan. uPVC double glazed window.

## BEDROOM ONE

uPVC double glazed window with views towards Seaford Head across the Salts recreation Ground. Mirror fronted wardrobes. Electric heater.

## BEDROOM TWO

uPVC double glazed window with views towards Seaford Head across the Salts recreation Ground. Mirror fronted wardrobe. Electric heater.

## COMMUNAL GARDENS

Mainly laid to lawn, with paved sun terrace and superb views across the Esplanade to the beach and towards Newhaven Harbour. Visitors car park (approached from Edinburgh Road).

## Disclaimer

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.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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.

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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.

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EST. 2004