19 MERRYFIELD COURT, SEAFORD, EAST SUSSEX, BN25 2PN

£115,000

A one bedroom seafront, first floor apartment located at the rear of this popular retirement development. Set back from the beach and promenade in Seaford, direct sea views can be enjoyed from the communal front garden and residents' lounge.

Merryfield Court benefits from a guest suite (subject to charges), a passenger lift, off-road parking for residents, a house manager, and a 24-hour care-line system.

The town centre and mainline railway station are approximately half a mile distant, whilst a parade of local shops and bus routes between Brighton and Eastbourne are close-by.

The accommodation comprises of a lounge/dining room with archway to a well-fitted kitchenette, double bedroom with built-in wardrobe and a fully tiled shower room which has the advantage of a good sized shower enclosure with wall mounted seat.

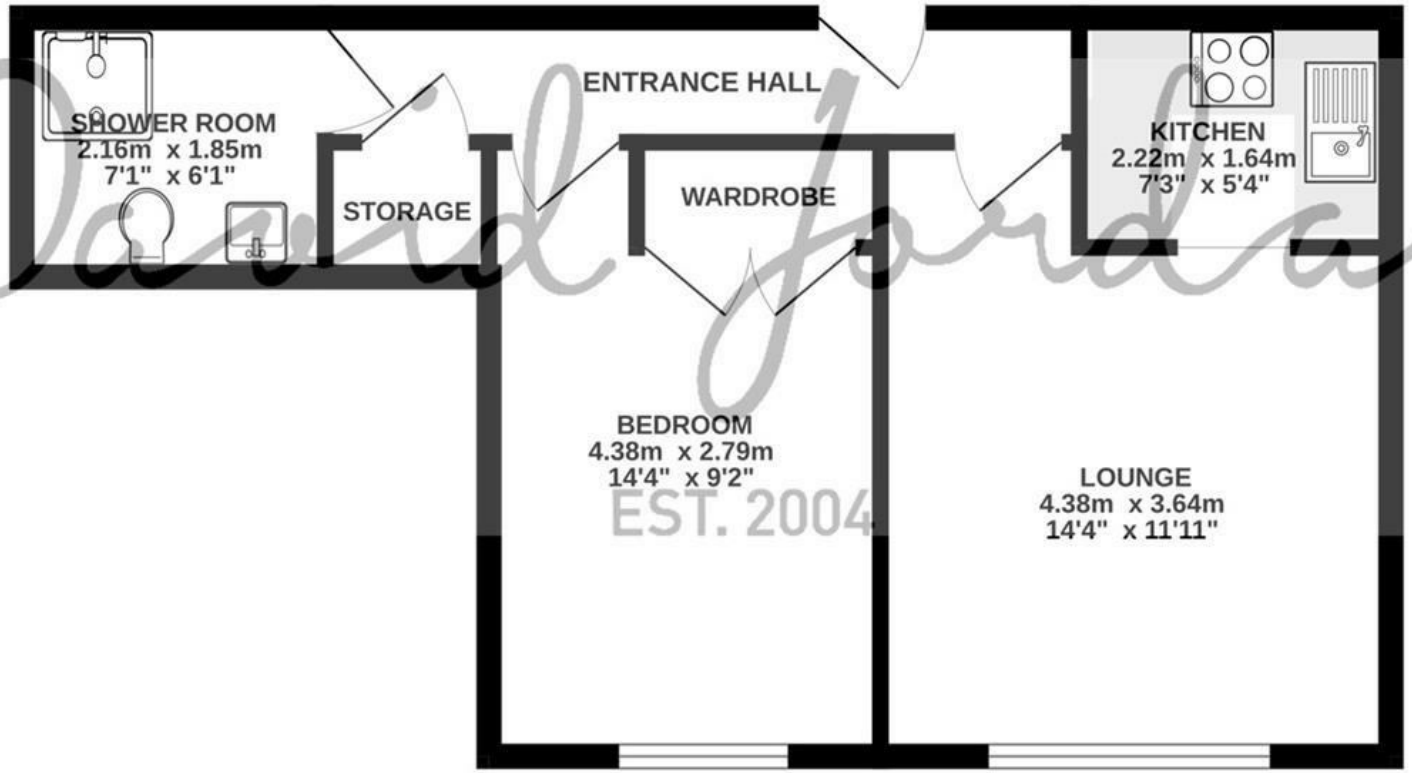
Offered for sale with immediate vacant possession and no onward chain.

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

Maintenance:- £1730.54 per half year
Ground rent:- £221.47 per half year
Lease:- 125 years from 1st June 1988. 89 years remaining.

- SEAFRONT LOCATION
- RETIREMENT APARTMENT
- WELL PRESENTED
- DOUBLE BEDROOM
- UPDATED KITCHENETTE
- SITTING ROOM
- SHOWER ROOM
- UPVC DOUBLE GLAZED WINDOWS
- ELECTRIC STORAGE HEATING
- RESIDENTS' LOUNGE, LAUNDRY ROOM AND GARDENS

FIRST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



David Jordan
EST. 2004

19 MERRYFIELD COURT MARINE PARADE SEAFORD

TOTAL FLOOR AREA : 40.0 sq.m. (431 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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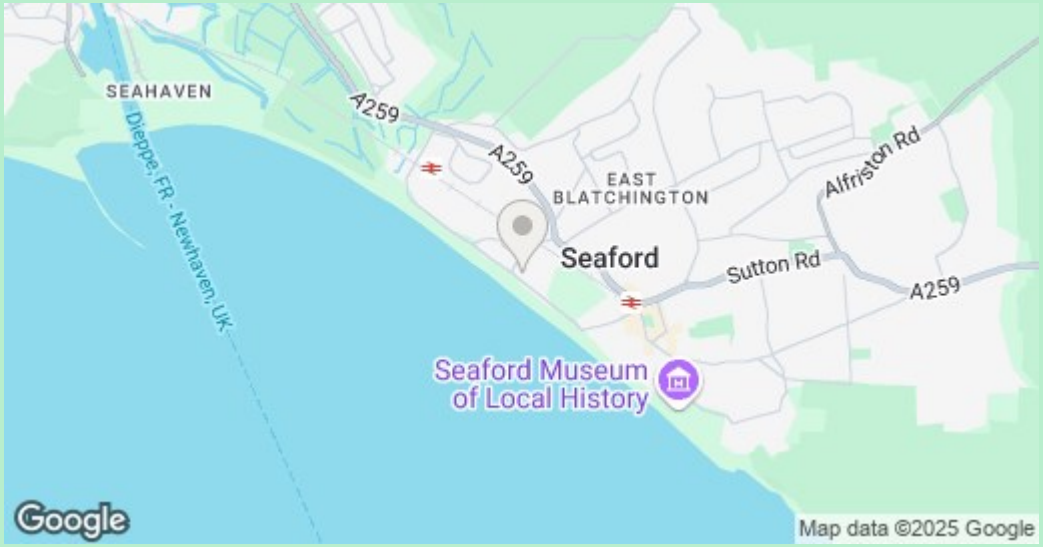
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

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.

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 representationsof fact or form part of any offer or contract.

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