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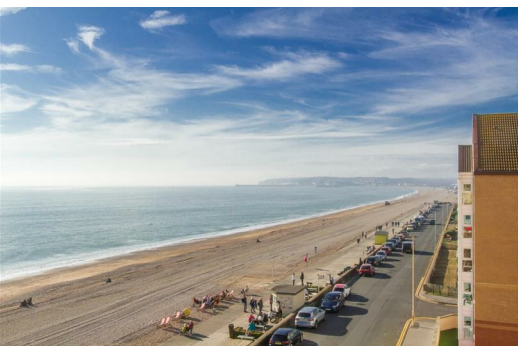
Esplanade Seaford

Offers in the region of £185,000

Seaford Properties is delighted to offer for sale this immaculate top floor (5th floor) retirement flat in Stratheden Court with uninterrupted sea views and overlooking the Esplanade and Seaford Bay. The Leasehold flat comes with a remaining term of a 999 year lease and share in the company that owns the freehold.

The flat comprises a good sized lounge, an enclosed balcony with far reaching sea views, one spacious bedroom with built-in wardrobes, a modern kitchen and a modern walk-in shower room.

Stratheden Court is a purpose built retirement block of flats with lifts right on the sea front with a communal lounge, guest suite, communal laundry and garden. An emergency pull cord service is installed in each flat and throughout the complex, 24hr careline.



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Communal Entrance Hall

The communal entrance hall is on the ground floor. Access to the building is allowed on an intercom system. The communal facilities include a communal lounge, kitchen, laundry room and gardens.

Residents Lounge

The residents lounge is a beautiful room with French doors leading to the garden.

Communal Guest Suite

A guest suite is available for visitors at a nominal rent on first come first basis.

Entrance Hall

Top floor (5th floor). The entrance hall gives access to an airing cupboard and a storage cupboard, an entry phone and an emergency pull cord system.

Balcony/Sun Room

The balcony/sun room is enclosed and offers beautiful views over Seaford Bay and the Esplanade.

Lounge/Diner

The living room/dining room is of a good size and has a window overlooking the Esplanade and across Seaford Bay. A door provides access to the balcony.

Kitchen

The kitchen has a good number of storage units and a integrated hob and oven. Space for a full size fridge/freezer.

Bedroom

A double bedroom with built in wardrobe and a window overlooking the Esplanade and Seaford bay.

Bathroom

A modern bathroom with a walk-in shower.

Floor Plan

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

Lease

Term - 999 Years with 961 years remaining.

Service Charge - Approx. £1,307.92 pa

Ground rent - Peppercorn/£0

Age restriction - 60 years

Council Tax

Tax Band B

Approx. £1774 pa



TOTAL APPROX. FLOOR AREA 41.8 SQ.M. (450 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	
Current	Potential
72	81
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-28) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-28) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>	