

2  
BED

Seafront Apartment on Balcony  
33, Eversley Court, Seaford, BN25 1FF



Price £250,000  
Leasehold

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## inbrief...

A modern double aspect 3rd floor apartment with impressive park views and balcony in a popular retirement development, situated on Seaford seafront within easy walking of shops, amenities and station. Features include underfloor heating, double glazing, large principal bedroom with walk in wardrobe, wet room and exceptionally spacious hall with ample storage cupboards.

Communal facilities include a table service restaurant, residents lounge, guest suite, two lifts, laundry room and domestic assistance. In addition the Estates Management team are on hand 24 hours a day and there is an emergency support call system installed in the apartment. The development has attractive communal gardens and easy access onto Seaford seafront. There is residents parking and a mobility scooter charging area.

CHAIN FREE

ENTRANCE HALL - Large walk in storage cupboard with fuse box and heating unit, two further large storage cupboards.

LOUNGE 20'3 x 11'6 - Stone fireplace with wood surround and electric fire, full height window and door with views across the Salts park and access to balcony

BALCONY Glass and metal balcony with views across the Salts.

KITCHEN 8'1 x 7'8 - Fitted with a full range of wall and base units, working surface with inset four ring electric hob with contemporary filter hood, high level oven, integrated

fridge/freezer, pelmet lighting, part tiled walls, tiled flooring, electrically controlled window with views across the Salts

BEDROOM ONE 16'6 x 10'3 - Large walk in wardrobe with hanging rails, shelving and light, double glazed window to with views.

BEDROOM TWO 11'8 x 10'1 - Double glazed window with views.

WET ROOM/WC - Fully tiled wet room with temperature controlled shower, close coupled w/c, vanity unit with wash basin, light with shaver point, extractor fan, heated towel rail.

LEASE - 125 Years from 2014

MAINTENANCE CHARGE Approx £1200 per month GROUND RENT £250 per 6 Months



Energy Rating B

Council Tax Band D

moreinfo...



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