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BED

# 1st Floor Retirement Apartment

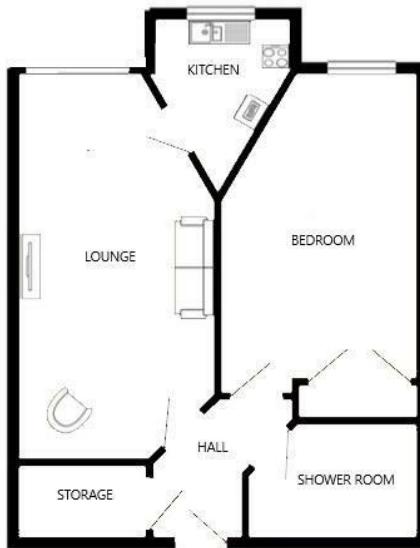
9 Eversley Court, Dane Road, Seaford, BN25 1FF



Price £180,000

Leasehold

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The plan is for descriptive purposes only and should be used as such by any prospective purchaser. The plan is not to scale. The plan is not to scale and is not intended to be used for any purposes other than to give an indication of the layout of the property. Plans will be updated on a regular basis.

## inbrief...

An opportunity to acquire a stylish and modern 1st floor apartment with double aspect lounge and sea views in a sought after development, built in 2013/14, and offering the peace of mind of quality retirement living. Situated on Seaford seafront yet within easy walking of shops, amenities and station. Features include underfloor heating, double glazing, integrated kitchen appliances and Juliette balcony with angled sea views.

Communal facilities include a table service restaurant, residents lounge, function room, guest suite, two lifts, laundry service and domestic assistance. In addition the Estates Management team are on hand 24 hours a day, with emergency support provided from the emergency call system installed in the apartment. The development is surrounded by attractive communal gardens with seating areas and easy access onto Seaford Esplanade and beach. There is residents parking and mobility scooter charging area. VACANT POSSESSION.

Lifts and stairs to first floor landing.

ENTRANCE HALL - Spacious entrance with large walk in storage cupboard.

LOUNGE: 21'4 X 11' Max - full height double glazed window and door with angled sea view, double glazed window to side.

KITCHEN: 7'8 x 7'5 Max - 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, matching wall mounted cupboards with pelmet lighting, part tiled walls, tiled flooring, electrically controlled double glazed window with angled sea view.

BEDROOM 14'10 x 10' max - Large walk in wardrobe with hanging rails and shelving, double glazed window with sea view.

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, tiled walls and flooring.

Maintenance Charge - £733.33 per month

Ground Rent £217.50 per 6 Months

Lease 125 years from 2013



Energy Rating B

Council Tax Band C

## moreinfo...



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