

1  
BED

Direct Sea Views  
43, Stratheden Court, Seaford, BN25 1JP



Price £185,000

Leasehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)





## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented and improved third floor apartment. The property is situated in a popular retirement block on Seaford seafront with stunning uninterrupted SEA VIEWS towards Seaford bay and Newhaven Harbour.

The main entrance to the building has a secure entry phone system, with stairs and lifts to all floors. Further facilities include a residents lounge, laundry room, store room and guest suite.

As you enter flat 43 the entrance hall has an airing cupboard which houses the hot and cold water tanks. The contemporary shower room/WC 7' x 5'1" has a glass shower cubicle with electric shower, wash basin in vanity unit with fitted cupboards, WC, wall heater, extractor fan and tiled walls and floor.

The lounge 15'4" x 9'8" has an 'Adams' style fire surround with electric fire which makes a nice focal point, there is an additional storage heater and enclosed balcony with full height windows enjoying superb views of the sea and Seaford bay.

The adjoining kitchen 9' x 5'4" has a good range of modern wall and base cupboards with ample working surface. There is an inset sink unit, ceramic hob with extractor, 'Electrolux' oven and microwave, space for fridge/freezer and tiled floor.

The bedroom 11'6" x 8' has an extensive range of fitted wardrobes offering good storage, there is a storage heater and gives access to an enclosed balcony 9'2" x 6'4" which has a tiled floor and full height windows with unobstructed sea views. The property is offered with no on-going chain and comes with a SHARE OF THE FREEHOLD.

### OUTGOINGS :

SERVICE CHARGE - £800 Every Half Yearly  
Share Of Freehold Remainder of 999 Years On The Lease



Energy Rating - TBC

Council Tax Band - B

moreinfo...

Phillip Mann Seaford Office  
1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666



To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)