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# A Second Floor Flat With Sea Views

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



Price £230,000

Leasehold

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## inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented second floor retirement flat. Situated on Seaford seafront with stunning sea views this modern retirement flat offers all of the facilities and amenities of modern retirement living to include a residents lounge, function room, on site restaurant, laundry room, and well maintained communal gardens.

The flat is accessed via a secure communal entrance with stairs and lifts to the second floor. The entrance hall has a door entryphone system and underfloor heating. The living room is a good size room with a decorative fireplace, T.V point and a door and window to the private enclosed balcony with stunning views.

The kitchen has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer with cupboards below, built in electric oven and hob with hood above, a new integrated fridge freezer and breakfast bar, there is a window to the front with sea views.

The bedroom is a great size double room with a range off built in wardrobes, further built in cupboards and a window the front. The modern shower room has been fitted with a level access shower with thermostatic shower over, close coupled w/c and wall mounted wash hand basin, tiled walls and flooring and an extractor fan.

### Measurements:

Living Room: 21'05 x 11'05

Kitchen: 8'01 x 7'08

Bedroom: 14'9 x 10'1

### Outgoings:

Maintenance Charge - £733.33 per month

Ground Rent £217.50 per 6 Months

Lease 125 years from 2013

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.



Council Tax: C

Energy Rating: C

moreinfo...

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