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BED

Ground Floor Seafront Retirement Flat

2, Merryfield Court, Seaford, BN25 2PN



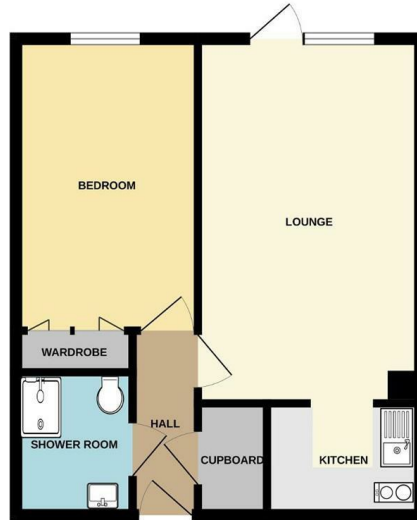
Price £150,000

Leasehold

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GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The architect, surveyor and quantity surveyor make no representation or warranty as to their accuracy or efficiency and the buyer should verify all measurements and dimensions with the seller.

inbrief...

Phillip Mann estate agents are delighted to offer for sale this well presented GROUND FLOOR retirement flat. Situated on Seaford seafront within easy reach of shops, buses and the seafront.

Access to the flat is via a communal entrance with a secure door entryphone system, lift and stairs to the upper floors.

The entrance to flat no2 leads to a hallway with a door entryphone system and useful storage and airing cupboard. The spacious living room has an electric heater, T.V point, and door and window to the front with direct sea views and views towards Newhaven Harbour.

The kitchen has been fitted with a range of wall and base units comprising a sink and drainer unit with cupboards below, there is a space for a fridge and freezer, an inset electric hob, part tiled walls and an extractor fan.

The bedroom is a good size double room with an electric heater, built in wardrobes with hanging rails and shelving, a T.V point and a window to the front with sea views.

The shower room has been fitted with a white suite comprising a large walk in shower with thermostatic shower, a close coupled w/c and wash hand basin set into a vanity unit, heated ladder towel rail, tiled walls and an extractor fan.

Within Merryfield Court there is a residents lounge, communal garden, guest suite, communal laundry room passenger lift, door entry phone system and communal parking and benefits from cavity wall insulation and CCTV security. The development has a resident house manager on call five days a week and benefits from a 24 hour careline system.

Measurements:

Living Room: 17'03 x 10'6
Bedroom: 13'10 x 8'8
Kitchen: 7'3 x 5'4

Lease - 125 years from 6th January 1989
Service charge for the period 01/03/23 - 31/08/2023: £2,267.90
Ground rent for the period 01/03/23 - 31/08/2023: £249.16



Council Tax Band: C

Energy Rating: C

moreinfo...



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