

2  
BED

# Fifth Floor Retirement Flat

65 Stratheden Court, Esplanade, Seaford, BN25 1JP



Price £210,000

Share of Freehold

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## inbrief...

Phillip Mann estate agents are pleased to offer for sale this recently refurbished, 2 bedroom retirement flat. The property is situated in a popular retirement block located on Seaford Seafront. The entrance is via a communal door with stairs and lifts to the fifth floor and private entrance door.

The living room benefits from a television point, new electric heater and sun room which has full height windows and angled views of the sea.

The recently fitted kitchen has been fitted with a range of wall and base units comprising a sink and drainer set into the working surface, as well as a built in electric oven and electric hob.

The main bedroom is a double room with built in wardrobes with hanging rails and shelving, a new electric heater and large window to the side. The second bedroom is a good size room with further built in wardrobes, a new electric heater and window to side.

The shower room has been fitted with an enclosed shower cubicle with an electric shower, wash hand basin, low level w/c and extractor fan.

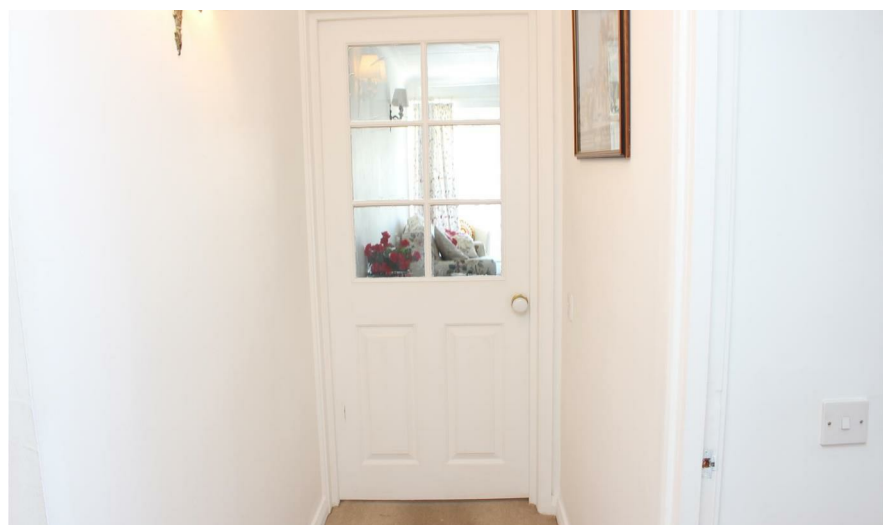
Communal facilities include a large residents lounge, secluded communal garden, two lifts, guest suite and communal laundry. The development has the services of a 24 hour care line service.

### Room Measurements in Ft

Living room 12.07 x 11.09  
 Kitchen 8.1 x 6.1  
 Bedroom 1 12 x 8.04  
 Bedroom 2 7.05 x 9.04

### Outgoings

Share of Freehold  
 Service charge - £2072 per annum  
 Lease - Remainder of 999 years



Council Tax Band - B

Energy Rating - C

## moreinfo...

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