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Well Presented Retirement Flat

32, Merryfield Court, Seaford, BN25 2PN

Price £80,000

Freehold

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inbrief...

Phillipmann are delighted to offer this well presented retirement apartment in a popular building, located on Marine Parade, just a 'stones throw' from the beach! The property is a level walk to Seaford town centre and the 'Salts' recreation park, and within easy reach of buses to Eastbourne and Brighton and trains to Lewes with connections to London.

The property is accessed via a communal entrance with door entry phone, stairs and a lift to the second floor and private entrance door.

The hallway benefits from a night storage heater, storage/airing cupboard and door entry/24 hour care alarm.
The living room is a good size room with a decorative fireplace with the option of a freestanding electric fire, storage heater and window to the side.
The kitchen has been fitted with a range of wall and base units comprising stainless steel sink and drainer unit set into complimentary working surfaces with cupboards below, a built in electric oven set into a tower unit and electric hob with filtered hood over, space for an under-counter fridge, part tiled walls and window overlooking the rear communal gardens.

The bedroom features built in wardrobes with hanging rails and shelving a storage heater and window to the side.

The bathroom is fitted with a quadrant shower with thermostatic shower, close coupled w/c and wash hand basin set into a working surface, tiled walls and flooring and an extractor fan.

Communal facilities include a residents lounge with sea views, communal laundry, maintained communal gardens, residents parking, on site house manager and 24 hour Careline system.
Offered for sale with NO ONGOING CHAIN.

Lease - 125 Years from 1988
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

EPC - C

Council Tax - B

moreinfo...

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To see more details on this & all our homes go to **www.phillipmann.com**

The Property Ombudsman
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