



FLAT 13, 5, HORTSLEY SUTTON PARK ROAD, SEAFORD, EAST SUSSEX, BN25

£269,950

1FA

Hortsley Seafood is an age exclusive development for the over 60's and welcomes you to a new chapter of your life. Giving owners peace of mind and security, allowing you to find your dream lifestyle within this wonderful community. There is no need to worry about an overgrown garden, a leaky roof or general maintenance as the on-site host oversees the smooth running of the development whilst bringing the community together.

Apartment 13 is a second floor apartment accessed via lift and stairs and has a spacious open plan feel throughout the accommodation. This delightful home offers a kitchen with integrated appliances. The luxury shower room is fitted with a shower, WC and hand wash basin. The bedroom is to the rear of the property and is of a good size and has the added advantage of a large storage cupboard. The property also benefits from having a balcony.

Hortsley offers its own haven away from the hustle and bustle of the town. Located on the High Street, you have access to a range of independent shops, cafes, restaurants and excellent public transport facilities. For those who enjoy the outdoor lifestyle, plenty of coastal walks await you.

Lease term 999 years from the 1st of January 2018– 993 years remaining
Service charge £4916 p/a review annually in March
Ground rent £250 p/a
Ground rent review date. The first rent review date shall be the 15th anniversary of the commencement date of the term. Each subsequent review date shall be on the 10th anniversary.

- ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT
- LEASE TERM 999 YEARS FROM THE 1ST OF JANUARY 2018– 993 YEARS REMAINING
- WELL MAINTAINED COMMUNAL GARDENS
- KITCHEN WITH INTEGRATED APPLIANCES
- SHOWER ROOM
- BEDROOM TO THE REAR OF THE PROPERTY WITH LARGE STORAGE CUPBOARD
- BALCONY
- LIFT ACCESS TO ALL FLOORS
- ON SITE HOST FROM MONDAY TO FRIDAY, 9AM-4PM AND 24 HOUR CARE LINE
- PETS ARE WELCOME (SUBJECT TO APPROVAL)



2ND FLOOR



Whilst every attempt 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004