



FLAT 27, MERRYFIELD COURT MARINE PARADE, SEAFORD, BN25 2PN

£150,000

Merryfield Court is a prominent managed block occupying a prime Seafront location, ideally located for the beach, Salts recreation park, parade of local shops and bus service to Eastbourne and Brighton. Seaford town centre with its comprehensive range of shops, cafes, restaurants, library and train station can be found within approximately half a mile.

Located on the second floor and enjoying panoramic sea views, this one bedroom property is considered to be in very good order throughout. The accommodation comprises of a living/dining room, kitchenette, double bedroom with double wardrobe and refitted shower room. Merryfield Court communal facilities include a residents lounge with kitchen, guest suite (subject to charges), laundry room and a 24 hour care line system.

The property is available to primary residents aged 60 and over, while secondary residents must be 55 or older.

Maintenance: £5100 per annum
Ground Rent: £500 per annum
Lease: 88 years remaining as of 2025

- COMMANDING DIRECT SEA VIEWS
- TOP FLOOR APARTMENT
- LIGHT & BRIGHT ACCOMMODATION
- FITTED KITCHENETTE
- REFITTED SHOWER ROOM
- DOUBLE BEDROOM
- UPVC DOUBLE GLAZED WINDOWS
- COMMUNAL FACILITIES INCLUDE RESIDENTS LOUNGE, LAUNDRY ROOM, GUEST SUITE & CAR PARK.
- 24 HOUR CARELINE
- LEASE: 88 YEARS REMAINING





Main entrance door to secure COMMUNAL HALL with stairs and lift to all floors. Access to residents sitting room and door to laundry room.

SECOND FLOOR HALLWAY

Personal door to:-

FLAT 27

ENTRANCE HALL

Electric storage heater. Cupboard housing hot water cylinder and cold water tank, shelving, consumer unit and electric meter. Hatch to loft space.

SITTING ROOM

uPVC double glazed tilt 'n' turn window with superb sea views. Decorative fire surround. Electric storage heater. Archway to:-

UPDATED KITCHENETTE

Fitted base units with work surface over, inset four ring electric hob with cooker hood above and inset sink unit. Matching cupboard housing mid-level electric oven. Space for upright fridge-freezer. Tiled walls. Extractor fan.

BEDROOM

uPVC double glazed tilt 'n' turn window enjoying uninterrupted sea views. Electric storage heater. Built in mirror-fronted wardrobes.

SHOWER ROOM

Electric shower. Close-coupled W.C. Wash basin set into vanity unit which offers a good range of storage cupboards. Mirror & strip light above. Tiled walls. Extractor fan. Electric heated towel rail.

COMMUNAL GARDENS

Mainly laid to lawn, with paved sun terrace and superb views across the Esplanade to the beach and towards Newhaven Harbour. Visitors car park (approached from Edinburgh Road).

Disclaimer

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.





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.

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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