

Total floor area 76.7 m² (825 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND:



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 81 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

McCarthy Stone RESALES

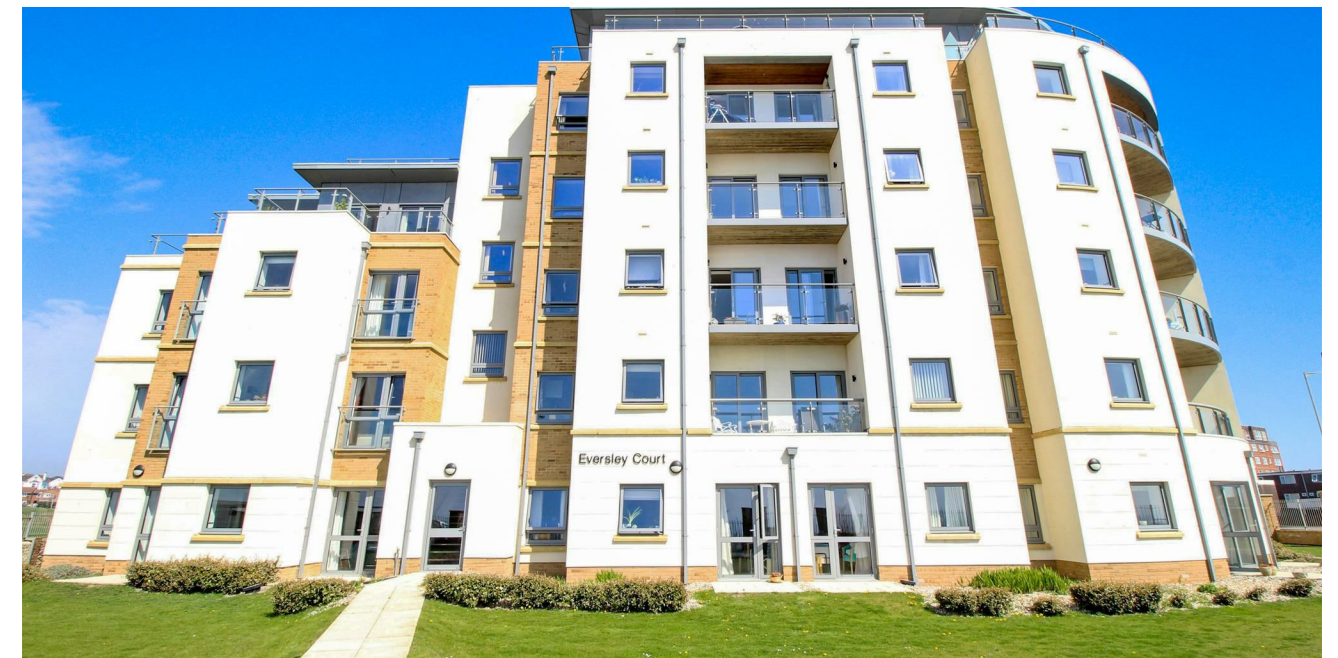
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McCarthy Stone RESALES

3 EVERSLEY COURT DANE ROAD, SEAFORD, BN25 1FF



A meticulously designed two-bedroom retirement apartment situated on the ground floor, featuring direct access to a charming garden area from both the living room and the main bedroom.

OFFERS OVER £325,000 LEASEHOLD

For further details, please call **0345 556 4104**

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EVERSLEY COURT, DANE ROAD, SEAFORD

2 BED | £325,000

Constructed in 2014 by award-winning retirement home specialists McCarthy Stone, Eversley Court is a 'Retirement Living Plus' development providing a lifestyle living opportunity for the over 70's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent Estate Manager and Staff who oversee the smooth running of the development. The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied daily table-service lunch, laundry, scooter store and landscaped gardens and breath taking sea views. Homeowners also benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Eversley Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, monthly bingo to name just a few. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. Eversley Court is situated in a fantastic seafront location on the corner of Marine Parade and Dane Road, close to all amenities including Seaford Esplanade, shops, railway station and bus routes.

This spacious apartment at Eversley Court is located on the second floor with a living room and french balcony offering side views of the beachfront. There is a well fitted kitchen complete with integrated appliances and a modern wetroom with level access shower. The property has underfloor heating.

ENTRANCE HALL

Boasting a sturdy oak-veneered entrance door complete with a discreet spy-hole, this residence is equipped with a state-of-the-art security intercom system. The system offers both visual access via the homeowner's TV and a verbal link to the main entrance door of the development. Additional features include an emergency pull cord, a convenient walk-in airing cupboard

with lighting, and thoughtfully designed shelving for practical storage.

LOUNGE

A spacious living room with direct patio access with garden views. Feature fire surround and electric fire. TV and BT points. Glazed door leads to kitchen. Step into a generously proportioned living room that seamlessly connects to the outdoors through direct patio access, offering picturesque views of the garden. The room is adorned with a striking fire surround, complemented by an inviting electric fire, creating a focal point for both warmth and aesthetics. Stay connected with dedicated TV and BT points, while a stylish glazed door leads to the well-appointed kitchen, seamlessly integrating the living spaces.

KITCHEN

There is an excellent range of wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, electric oven, concealed fridge and freezer. Tiled splash-back and ceiling spot light fittings.

BEDROOM 1

A spacious double bedroom with patio access and a large walk-in wardrobe with hanging rail and shelving.

BEDROOM 2

A versatile and spacious second bedroom, which can easily double as a charming dining room. The room boasts delightful views overlooking the garden, providing a serene backdrop for your daily activities. Whether you choose to create an inviting dining space or a comfortable retreat in this generously sized room.

WETROOM

Modern white suite comprising of a Vitra comfort close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and ceramic flooring, electric heated towel rail, emergency pull cord and ceiling spot lights.

LEASEHOLD

Lease 125 Years from June 2013
Ground Rent: £510 per annum
Ground Rent review date: June 2028

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £11,784.84 per annum (for financial year ending 31/03/2024)

CAR PARK PERMIT SCHEME(SUBJECT TO AVAILABILITY)

Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

