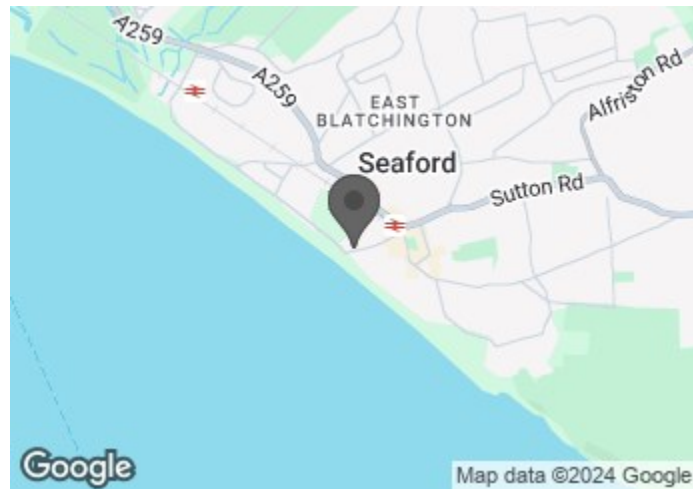


Total floor area 59.6 m² (642 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
RESALES**

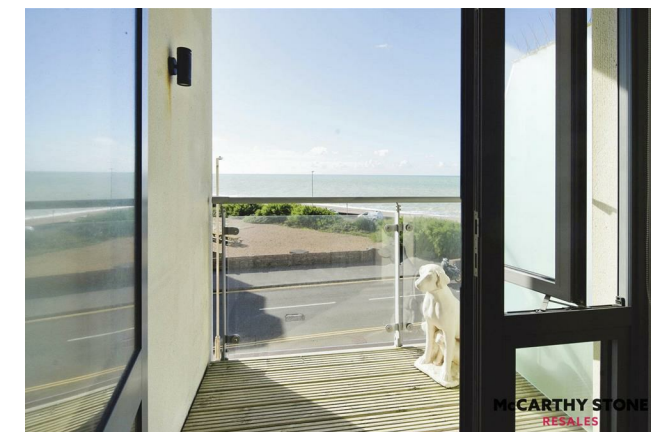
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**McCARTHY STONE
RESALES**

**26 EVERSLEY COURT
DANE ROAD, SEAFORD, BN25 1FF**



STUNNING SEA VIEWS AND BALCONY ~ FANTASTIC ONE BEDROOM, SECOND FLOOR RETIRMENT LIVING PLUS DEVELOPMENT

ASKING PRICE £230,000 LEASEHOLD

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EVERSLEY COURT, DANE ROAD, SEAFORD, EAST SUSSEX BN25 1FF

1 BED | £230,000

SUMMARY

Constructed in 2014 by award-winning retirement home specialists McCarthy and 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

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving.

LIVING/DINING ROOM WITH BALCONY

A well proportioned living/dining room, benefitting from a glazed patio door with full length window to side leading onto a private balcony providing breath taking sea views over the Solent. Light fittings, TV and BT points, raised electrical sockets.

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

A spacious double bedroom. Walk-in wardrobe with hanging rail, shelving. Additional mirrored sliding door wardrobe. Window overlooking the front of property with stunning sea views.

SHOWER ROOM

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.

SERVICE CHARGE (BREAKDOWN)

- 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

Service charge of £9,507.35 per year (until financial year ending 31/03/2025).

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.

LEASEHOLD

Lease 125 Years from June 2013

Ground Rent £435 per year

Ground Rent Review: 28-Jun

CAR PARKING 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

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

**** Entitlements Service**** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

