

**1 Bed  
Flat - Retirement  
located in Esplanade**



**Flat 70 Stratheden Court  
Esplanade  
Seaford  
BN25 1JP**



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**Offers In Excess Of  
£160 000**

Seaford Properties is delighted to offer for sale this immaculate top floor (5th floor) retirement flat in Stratheden Court with uninterrupted sea views and overlooking the Esplanade and Seaford Bay. The Leasehold flat comes with a remaining term of a 999 year lease and share in the company that owns the freehold.

The flat comprises a good sized lounge, an enclosed balcony with far reaching sea views, one spacious bedroom with built-in wardrobes, a modern kitchen and a modern walk-in shower room.

Stratheden Court is a purpose built retirement block of flats with lifts right on the sea front with a communal lounge, guest suite, communal laundry and garden. An emergency pull cord service is installed in each flat and throughout the complex, 24hr careline.

**Communal Entrance Hall**

The communal entrance hall is on the ground floor. Access to the building is allowed on an intercom system. The communal facilities include a communal lounge, kitchen, laundry room and gardens.

**Residents Lounge**

The residents lounge is a beautiful room with French doors leading to the garden.

**Communal Guest Suite**

A guest suite is available for visitors at a nominal rent on first come first basis.

**Entrance Hall**

Top floor (5th floor). The entrance hall gives access to an airing cupboard and a storage cupboard, an entry phone and an emergency pull cord system.

**Balcony/Sun Room**

The balcony/sun room is enclosed and offers beautiful views over Seaford Bay and the Esplanade.

**Lounge/Diner**

The living room/dining room is of a good size and has a window overlooking the Esplanade and across Seaford Bay. A door provides access to the balcony.

**Kitchen**

The kitchen has a good number of storage units and a integrated hob and oven. Space for a full size fridge/freezer.

**Bedroom**

A double bedroom with built in wardrobe and a window overlooking the Esplanade and Seaford bay.

**Bathroom**

A modern bathroom with a walk-in shower.

**Mobile Reception, Broadband & WiFi Speed**

Buyers have to rely on their own searches and surveys and by checking Offcom and Openreach internet sites

**Floor Plan**

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

**Lease**

Term - 999 Years with 960 years remaining.

Service Charge - Approx. £1429.58 pa

Ground rent - Peppercorn/£0

Age restriction - 60 years

**Council Tax**

Tax Band B

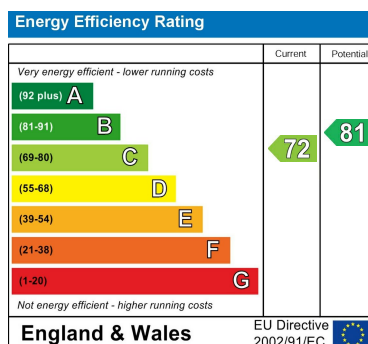
Approx. £1,947.15pa







TOTAL APPROX. FLOOR AREA 41.8 SQ.M. (450 SQ.FT.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## DIRECTIONS

## CONTACT

20 Sutton Park Road  
 Seaford  
 East Sussex  
 BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

