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2, Merryfield Court, Seaford, BN25 2PN



£1,000 Per Month

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## inbrief...

Situated in the popular Merryfield Court, a well-maintained retirement development just a short stroll from Seaford town centre, this one-bedroom ground floor apartment offers direct sea views and private access to a patio area – perfect for enjoying the coastal breeze.

This bright and welcoming home is ideal for those looking to enjoy retirement living by the sea, with a full range of on-site facilities and easy access to local amenities.

### Property Features:

#### Spacious Lounge Diner (17'03 x 10'6)

Enjoy panoramic sea views through a full-height window and glass door leading directly to an outside patio. The lounge also features an attractive fireplace with electric heater, TV and telephone points, providing a cosy yet practical living space.

#### Modern Kitchen (7'3 x 5'4)

Fitted with under-unit lighting, electric hob, fridge, freezer, tiled splashback, and extractor fan, the kitchen is compact but well-equipped for all your culinary needs.

#### Comfortable Double Bedroom (13'10 x 8'8)

Wake up to the sea every morning with a front-facing sea view. The room includes built-in wardrobes, electric heating, and TV/telephone points.

#### Stylish Shower Room

Featuring a large walk-in shower with thermostatic controls, vanity unit with inset basin, close coupled W/C, heated towel rail, and full tiled walls for a clean and modern finish.

### Development Features:

- Seafront location with direct beach access
- Onsite manager (weekdays)
- 24-hour Careline emergency system
- Residents' lounge, communal gardens, and patio areas
- Guest suite for visitors (available at additional cost)
- Lift and stairs to all floors
- Secure entry phone system & CCTV security
- Communal laundry room
- Communal parking
- Close to train station, bus routes, local shops, cafés, and the South Downs National



Council Tax Band: C

Energy Rating: C

## moreinfo...



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