



Flat 29, Hortsley Sutton Park Road, Seaford, BN25 1FA

# Flat 29, Hortsley Sutton

Park Road  
Seaford

BN25 1FA

£399,950

A contemporary retirement flat with 2 double bedrooms, balcony views towards the sea and Newhaven Harbour conveniently located within the town centre.

Superbly presented, with underfloor heating throughout the apartment offers: Kitchen/diner with a range of wall/base units and integrated appliances fitted. Between the kitchen and living room is an open hallway with a utilities cupboard. The living room has a double storage cupboard and access onto the balcony with its wonderful views over Seaford towards Newhaven Harbour and the sea. A versatile feature of this apartment is a 'wall of sliding doors' between the kitchen/diner and the 2nd bedroom/guest room allowing for a larger reception as and when needed.

Further benefits to this superbly presented apartment include residents lounge, a 'life host' is on site 5 days a week, CCTV secure door entry system and Tunstall care line monitoring system. There is also the opportunity for secure designated parking bay located underneath the development at an additional amount of £500.00pa.

Hortsley is a modern and contemporary style retirement home. One of the key features is the open hallway to the buildings South/East elevation called the 'Winter Gallery', which has a mix of clear glass, frosted and sliding glass panels – with Juliette balconies overlooking the residents gardens.

Located within the town centre, the Hortsley development is set back from Sutton Park Road and has easy access to all local shops within the town centre as well as bus stops conveniently situated. The seafront and beach are located in less than a mile.



- Third Floor
- Balcony
- Harbour Views
- Well Presented
- Town Centre
- Two Bedrooms
- Sea Views
- Purpose Built
- Communal Lounge
- No Ongoing Chain



Security Entrance

Lift to All Floors

Personal Entrance

Kitchen Diner

Living Room

Balcony

Bedroom One

Bedroom Two/ Guest Room

Bathroom/WC

Winter Gallery

Residents Lounge

Communal Lounge

Hosts Office

Leasehold:

( )

Lease Length: 999 years from 2017

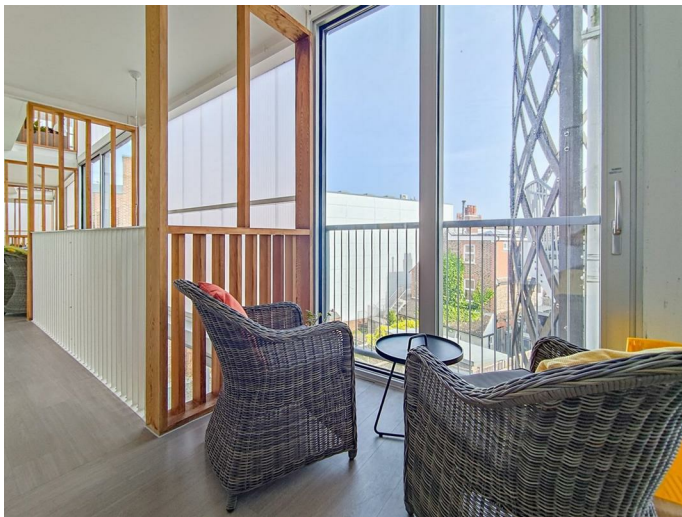
Service Charge: £6901 per annum

Ground Rent: £300. per annum

EPC: B

Council Tax: D





## Rowland Gorringe Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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