



Flat 15, Merryfield Court Marine Parade, Seaford, BN25 2PN

Merryfield Court Marine Parade Seaford

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Offers In Excess Of £100,000

A rarely available and high desirable one bedroom first floor apartment with stunning sea views. No ongoing chain

The property offers the most stunning views to the sea from the lounge and bedroom. The remaining accommodation comprises of kitchen and shower room. Security entrance door to communal hall with entry phone system. Door to Flat 15

Communal lounge for use by residents and their guests. Laundry room providing washing and drying facilities. Guest suite available for hire (subject to current restrictions). Communal gardens to front and rear of block. Car and electric scooter park.

Merryfield Court is located on the corner of Edinburgh Road and Marine Parade which is directly along the seafront. The Salts recreation ground, Claremont Road shopping parade and coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.

The property is available for 60+ for the primary resident, secondary resident is 55+

NB: Under the terms of the 1979 Estate Agency Act, please note that the Vendor/family member of this property is an employee of Rowland Gorringe

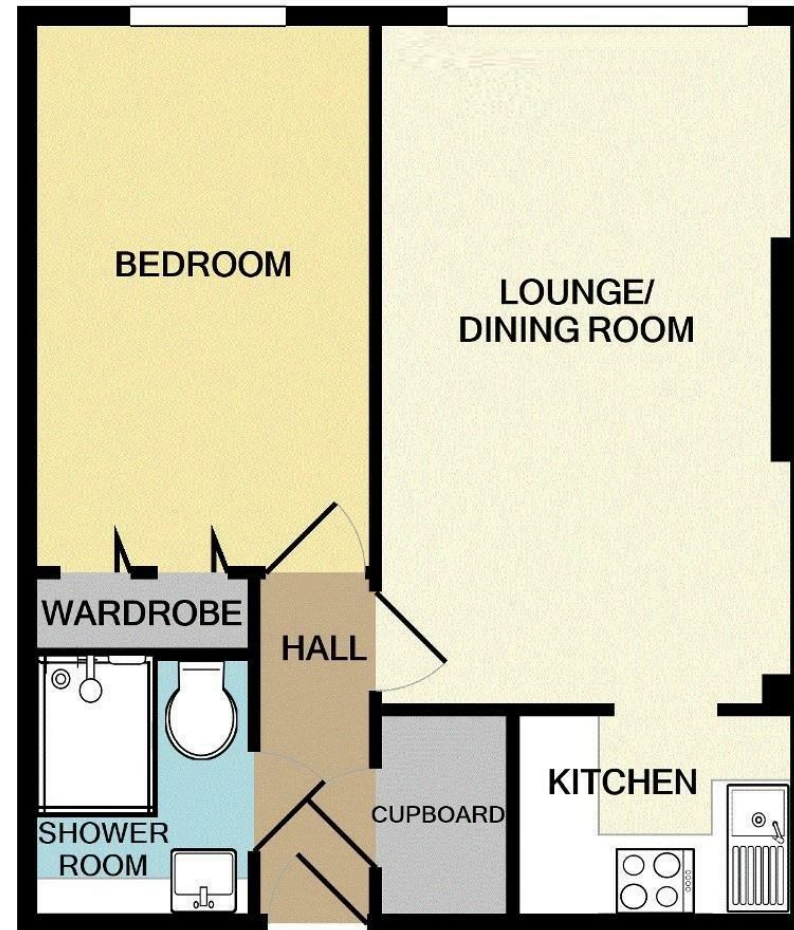


- Sea View
- One Bedroom
- Lift to All Floors
- Scope to Improve
- First Floor
- Sought After Block
- Residents' Lounge
- Moments to the Seafront



Lounge	5.23m x 3.20m (17'2" x 10'6")
Kitchen	7'3" x 5'4"
Bedroom	4.32m x 2.62m (14'2" x 8'7")
Shower Room	
Residents Lounge	
Laundry Room	
Guest Suite	
Communal Gardens	
EPC: B	
Council Tax: B	
Lease: 125 years from 1988	
Service Charge : £2595 Half Yearly	
Ground Rent: £250 Half Yearly	





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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