

Merryfield Court Marine Parade,Seaford BN25 2PN

fox & sons

welcome to

Merryfield Court Marine Parade, Seaford

CHAIN FREE & SEAVIEWS! Welcome to the market this well-presented top floor retirement apartment located in the popular MERRYFIELD COURT. Inside offers a spacious bedroom, shower room, large lounge and fitted kitchen.



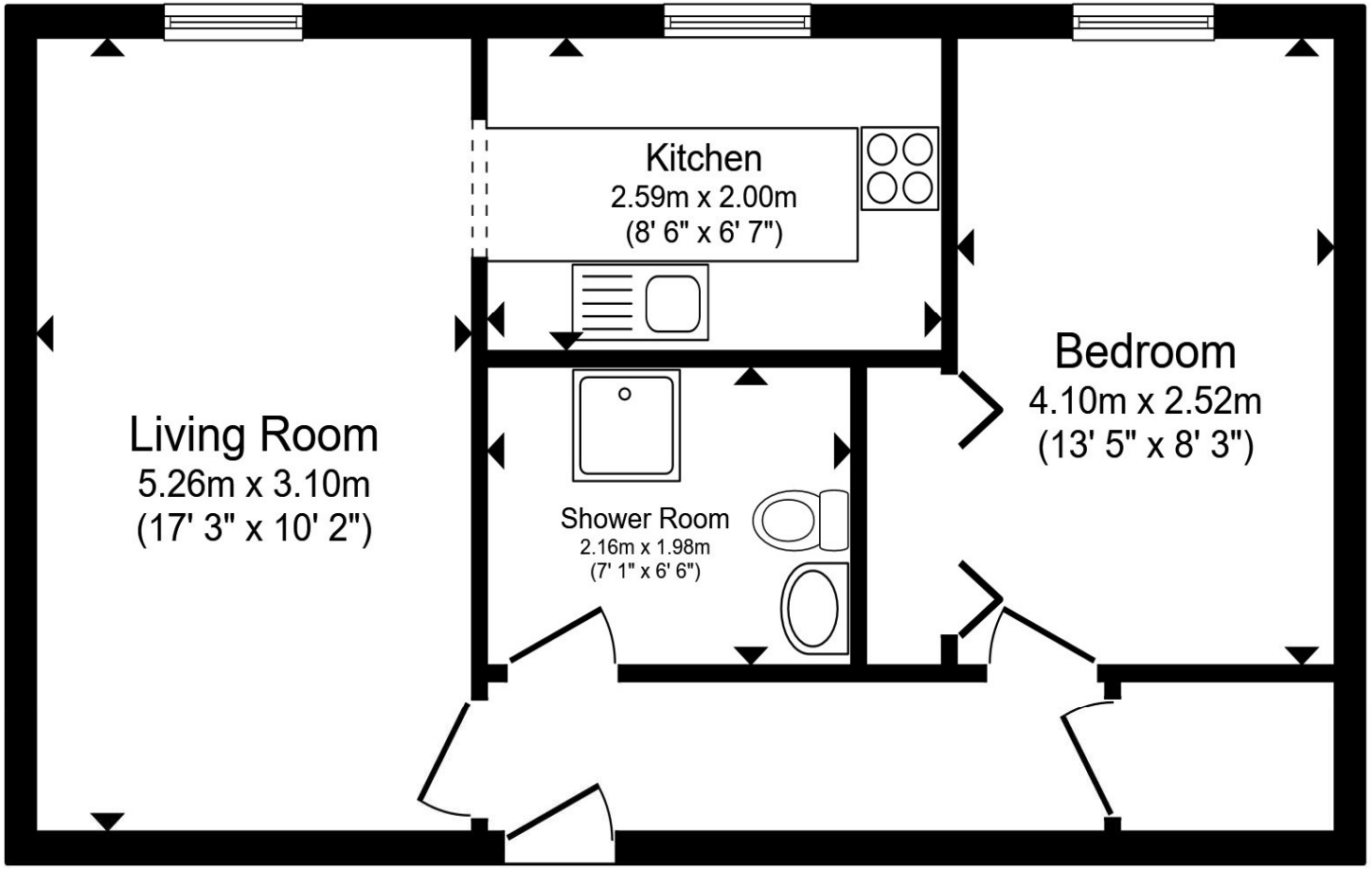












Total floor area 48.5 m² (522 sq.ft.) approx

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.propertybox.io

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Entrance Hall

Lounge
17' 3" x 10' 2" (5.26m x 3.10m)

Kitchen
8' 6" x 6' 7" (2.59m x 2.01m)

Bedroom One
13' 5" x 8' 3" (4.09m x 2.51m)

Shower Room
7' 1" x 6' 6" (2.16m x 1.98m)

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- CHAIN FREE
- SEA VIEWS
- COMMUNAL PARKING
- COMMUNAL AREAS
- ON SITE WARDEN

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 4074.00
Ground Rent: 498.32

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA109197

The Property Ombudsman

Property Ref:
SEA109197 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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