



63 Stratheden Court Esplanade, Seaford, BN25 1JP

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GORRINGE

63 Stratheden Court Esplanade Seaford BN25 1JP £150,000

A well presented fifth floor sea front retirement apartment with stunning Seaford Bay views.

Located to the west elevation the apartment enjoys superb direct views over Seaford Beach, Seaford Bay and Newhaven Harbour. The lounge/dining room has an enclosed balcony fully utilising the views, whilst the well presented kitchen has a range of high gloss white base and wall units with window to the side affording views over Seaford town. The bedroom has distant views over the town towards countryside fields, there is also fitted and built-in wardrobes. The showerroom/wc, has been refitted with a double shower.

Communal facilities include a large residents lounge, secluded communal garden, laundry room, two lifts, guest suite, house manager and 24 hour care line service.

Please note - There is an age restriction, residents must be over 60.

Located directly opposite Seaford beach/promenade and sea, the property is also ideally located for access into Seaford town centre making Stratheden Court a sought after purpose built retirement block. The town centre has numerous shops, cafes, pubs, restaurants, parks, library, two doctors' surgeries, regular and frequent bus services to Eastbourne/Brighton as well as a railway station with services to London Victoria and Brighton via Lewes.



- Approximately 470sq ft
- Retirement Living
- Well Presented Through-out
- Close to Town Centre
- No Onward Chain
- 1 Bedroom Apartment
- Stunning Sea & Bay Views
- Seafront Property
- Communal Lounge



Hall	
Kitchen	2.77m x 2.08m (9'1" x 6'9")
Living/Dining Room	3.81m x 3.73m (12'5" x 12'2")
Enclosed Balcony	1.93m x 0.94m (6'3" x 3'1")
Bedroom	3.69m x 2.39m (12'1" x 7'10")
Shower/WC	2.01m x 1.91m (6'7" x 6'3")

Communal Entrance

Communal Lounge

Leasehold:

- Lease: 961yrs

- Maintenance: £714.77 every 6 months

Council Tax Band: B

EPC: C





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Approximate Gross Internal Floor Area = 43.70 sq m / 470 sq ft



Fourth Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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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