



Flat 17, Merryfield Court Marine Parade, Seaford, BN25 2PN

Merryfield Court

Marine Parade

Seaford

BN25 2PN

Guide Price £99,000

A rarely available and 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 17

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+



- Sea View
- One Bedroom
- Residents Lounge
- Sought After Block
- Newly Decorated
- First Floor
- Lift To All Floors
- Close To Seaford Town Centre
- On-Site House Manager
- New Fitted Carpets



Communal Entrance

Entrance Hall

Kitchen	2.26m x 2.11m (7'5" x 6'11")
Lounge	5.28m x 3.10m (17'4" x 10'2")
Bedroom	4.29mx 2.59m (14'1"x 8'6")
Bathroom	2.18m x 1.65m (7'2" x 5'5")

Lease Information:

Lease - 87 Years Remaining

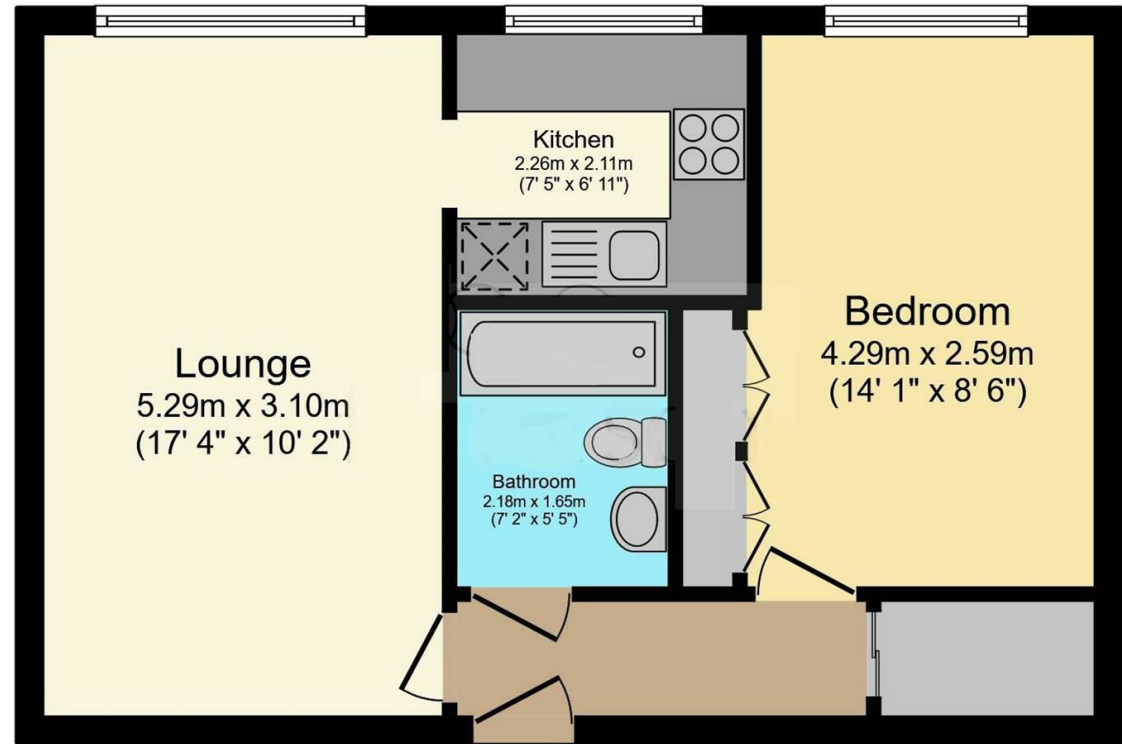
Ground Rent: £250.00 Every 6 Months

Service Charge: £2700 Every 6 Months

EPC: B

Council Tax Band: C





Total floor area 43.1 m² (464 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.focalagent.com

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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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