



47 Stratheden Court Esplanade, Seaford, BN25 1JP

47 Stratheden  
Court Esplanade  
Seaford  
BN25 1JP  
£250,000

Superbly presented fourth floor flat with modern kitchen and shower room. This flat is very light with views to the sea from the living/dining room, kitchen and enclosed balcony. Both bedrooms have built in wardrobes and south west facing windows. Benefits include share of freehold, secure phone entry, uPVC double glazing, lifts, 24 hr care line system, on site house manager, communal facilities including lounge/recreation room, laundry room and Garage.

Located directly opposite Seaford's 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.



- Sea Views
- Close proximity To Town
- Share Of Freehold
- Parallel To Seafront
- Lift To All Floors
- No Onwards Chain
- Garage
- Communal Facilities
- 900+ Year Lease
- Age 60+



## Communal Entrance

Entrance Hall

Kitchen 2.77m x 2.08m (9'1" x 6'10")

Living Room 3.81m x 3.35m (12'6" x 11")

Enclosed Balcony 2.34m x 1.55m (7'8" x 5'1")

Bedroom One 4.19m x 2.64m (13'9" x 8'8")

Bedroom Two 2.77m x 2.36m (9'1" x 7'9")

Bathroom 2.11m x 1.63m (6'11" x 5'4")

Garage 5.26m x 3.86m (17'3" x 12'8")

## Lease Information

Service Charge - £1072.16 Per 1/2 Year

Lease - 990+ Years Remaining

Garage - £30 Per 1/2 Year

EPC: C

Council Tax Band: C





## 47 Stratheden Court, BN25 1JP

Approximate Gross Internal Floor Area = 54.32 sq m / 585 sq ft

Garage Area = 20.29 sq m / 219 sq ft

Total Area = 74.61 sq m / 804 sq ft



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

### Rowland Gorrington 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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