



25 EVERSLEY COURT DANE ROAD, SEAFORD, BN25 1FF

£200,000

Situated on the first floor of an impressive assisted living development constructed by McCarthy & Stone in 2014, Apartment 25 is a one-bedroom retirement property enjoying far-reaching views along Seaford Esplanade and out to sea.

The apartment occupies a position on the eastern side of the building, with views from the bedroom, kitchen, sitting/dining room and private balcony.

The development occupies a superb seafront location on the corner of Marine Parade and Dane Road, conveniently positioned for Seaford Esplanade, local shops, the railway station and bus routes.

Residents benefit from an excellent range of communal facilities, including a well appointed lounge, dining room, function room, laundry, guest suite, communal garden and residents' car park. The building also features a communal entrance hall, with lift and staircase access to the upper floors.

- BALCONY WITH FAR REACHING SEA VIEWS
- WITHIN 500 METERS OF SEAFORD RAILWAY STATION, DOCTORS, SUPERMARKET AND BUS SERVICES
- FIRST FLOOR RETIREMENT APARTMENT
- SEA VIEWS FROM THE SITTING / DINING ROOM, KITCHEN AND BEDROOM
- SPACIOUS WET ROOM
- ENTRANCE HALL WITH WALK IN STORAGE CUPBOARD
- LEASE OF 125 YEARS FROM AND INCLUDING 1ST JUNE 2013
- MONTHLY SERVICE CHARGE £914.89 AND GROUND RENT £435 PER ANNUM
- IMMEDIATE VACANT POSSESSION AND NO ONWARD CHAIN, SUBJECT TO GRANT OF PROBATE





Ground floor

COMMUNAL ENTRANCE HALL

Residents Lounge
Residents Dining Room
Guest Suite
Laundry Room
Lift to all floors

First floor

APARTMENT 25

Entrance door to:-

ENTRANCE HALL

Alarm pull cord. Walk-in cupboard with light, housing water tank, electric meter and consumer unit.

SITTING / DINING ROOM

Double glazed window and door to BALCONY which enjoys far reaching views along the Esplanade and sea. Alarm pull cord.

KITCHEN

Range of base units and matching wall cupboards, drawers and display shelving. Work tops with inset sink unit, Hotpoint ceramic hob with cooker hood above. Integrated fridge, freezer and mid level Hotpoint oven/grill. Tiled splash back and tiled floor. Double glazed window with direct sea views.

BEDROOM

Double glazed window with sea views. Fitted wardrobes and walk-in wardrobe with light. Alarm pull cord.

FULLY TILED WET ROOM

Shower area, low suite WC. Wall mounted mirror and vanity light above, cupboard and inset wash hand basin. Heated towel rail. Hand rails. Ventilation switch. Alarm pull cord.

Outside

Residents' car park and garden.

Disclaimer

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.





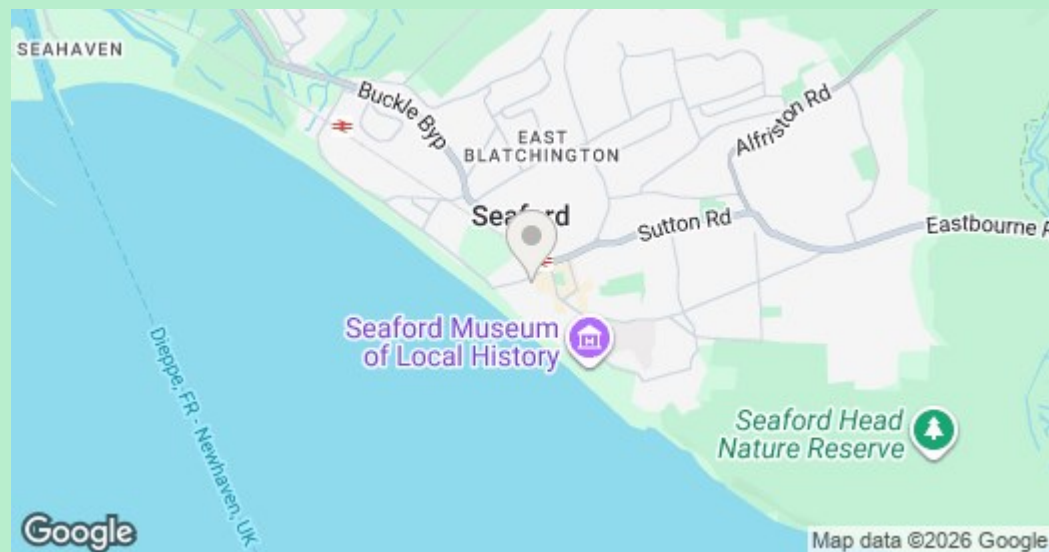
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004