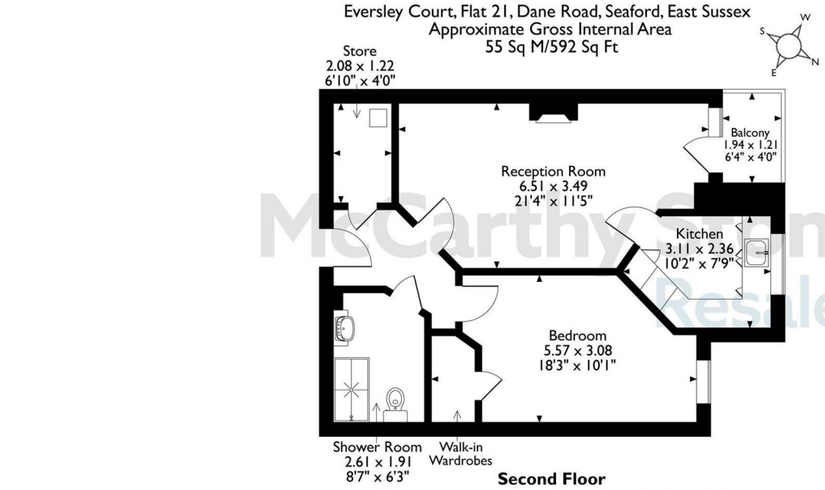
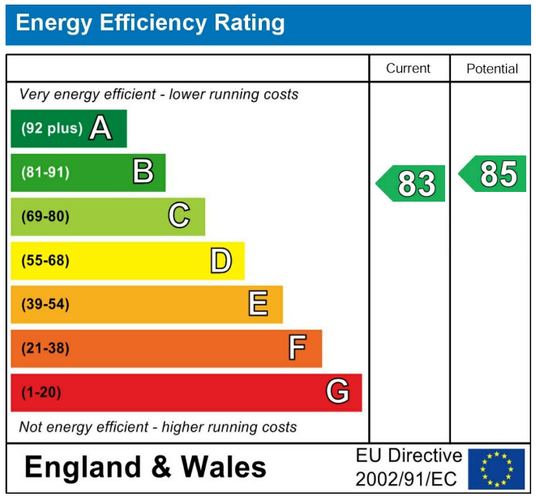
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







21 Eversley Court

Dane Road, Seaford, BN25 1FF

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 21 Eversley Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £145,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom retirement apartment with a walk out balcony
- Views of the neighbouring park and cricket field
- On site restaurant
- On site Estates Manager
- Landscaped gardens
- Social communal lounge
- Laundry room
- Lifts to all floors
- Extra care packages available by arrangement
- Camera door entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

21 Eversley Court, Seaford

1 | 1 | Asking price £145,000

Property Overview

Constructed in 2014 by award-winning retirement home specialists McCarthy and Stone, Eversley Court is a 'Retirement Living Plus' development providing a lifestyle living opportunity for the over 70's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent Estate Manager and Staff who oversee the smooth running of the development. The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied daily table-service lunch, self service laundry, scooter store and landscaped gardens and breath taking sea views. Homeowners also benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.
It's so easy to make new friends and to lead a busy and fulfilled life at Eversley Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, monthly bingo to name just a few. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. Eversley Court is situated in a fantastic seafront location on the corner of Marine Parade and Dane Road, close to all amenities including Seaford Esplanade, shops, railway station and bus routes.

This spacious apartment at Eversley Court is located on the second floor with a living room and door to a private enclosed walkout balcony offering superb views over the 'Salts' recreation open space. There is a well fitted kitchen complete with integrated appliances and a modern wetroom with level access shower. The property has underfloor heating.

Property Overview

This spacious apartment at Eversley Court is located on the second-floor. The bright living room has been designed for comfortable modern living and benefits from a walk out balcony, overlooking the development and neighbouring park, allowing plenty of natural light to flood the room. The contemporary kitchen is fitted with integrated appliances include an oven, hob, microwave and fridge freezer, providing a practical and well-appointed cooking space. The double bedroom features a large walk-in wardrobe, providing excellent hanging and storage space. Completing the accommodation is a wet room-style shower room, fitted with a level-access walk-in shower.

The Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Eversley Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer.

Social Lifestyle

The Communal Lounge is at the heart of the community at Eversley Court and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Lease information

Lease 125 Years from June 2013
Ground Rent: £435 per annum
Ground Rent Review date: June 2028

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

The annual Service charge: £10,978.68 for the financial year ending 31/3/2027

Car Parking

Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Additional services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













