



Flat 18, Eversley Court Dane Road, Seaford, BN25 1FF

ROWLAND
GORRINGE

Eversley Court Dane Road Seaford BN25 1FF

£325,000

Located on Seaford seafront this superbly presented retirement apartment offers open plan reception with commanding views over the 'Salts' recreational park and Seaford Bay. The property has a light and spacious feel with under floor heating through out. Walking into westerly facing living/dining room your eyes are immediately drawn to the views through the windows and Juliette balcony. The modern kitchen area is both light and open to the living/dining area with a range of wall/base units, breakfast bar, as well integrated appliances. Both double bedrooms are easterly facing, with bedroom 1 also having a walk-in wardrobe and balcony.

Eversley Court is a modern assisted living retirement development. The facilities include a residents lounge, table service restaurant, function room, mobility scooter store, laundry room, a 24 hour care alarm and in house management team. Outside there are well maintained communal gardens as well as visitor and residents parking.

Located directly on Seaford seafront, the development is within a level walk (just over a 1/4 mile) to Seaford town centre. Which offers a wide range of shops, cafes, restaurants, theatres, art gallery, health centres, train station with links to Gatwick/London Victoria and a regular bus service to Brighton/Eastbourne.



- Approxiamtely 878 sq ft
- Sea & Park Views
- Under Floor Heating
- Balcony
- Residents Lounge & Restaurant
- Seafront Apartment
- 2 Bedrooms
- Wet Room
- Over 70's
- No Onward Chain



Reception

Communal Hall

Entrance Hall

Living/Dining Room 5.56m x 5.25m (18'2" x 17'2")

Kitchen Area 2.90m x 2.85m (9'6" x 9'4")

Bedroom 1 5.72m x 3.10m (18'9" x 10'2")

- Balcony

Bedroom 2 3.50m x 3.45m (11'5" x 11'3")

Wet Room

Residents Lounge

Residents Restaurant

Communal Gardens

Leasehold Length: 113

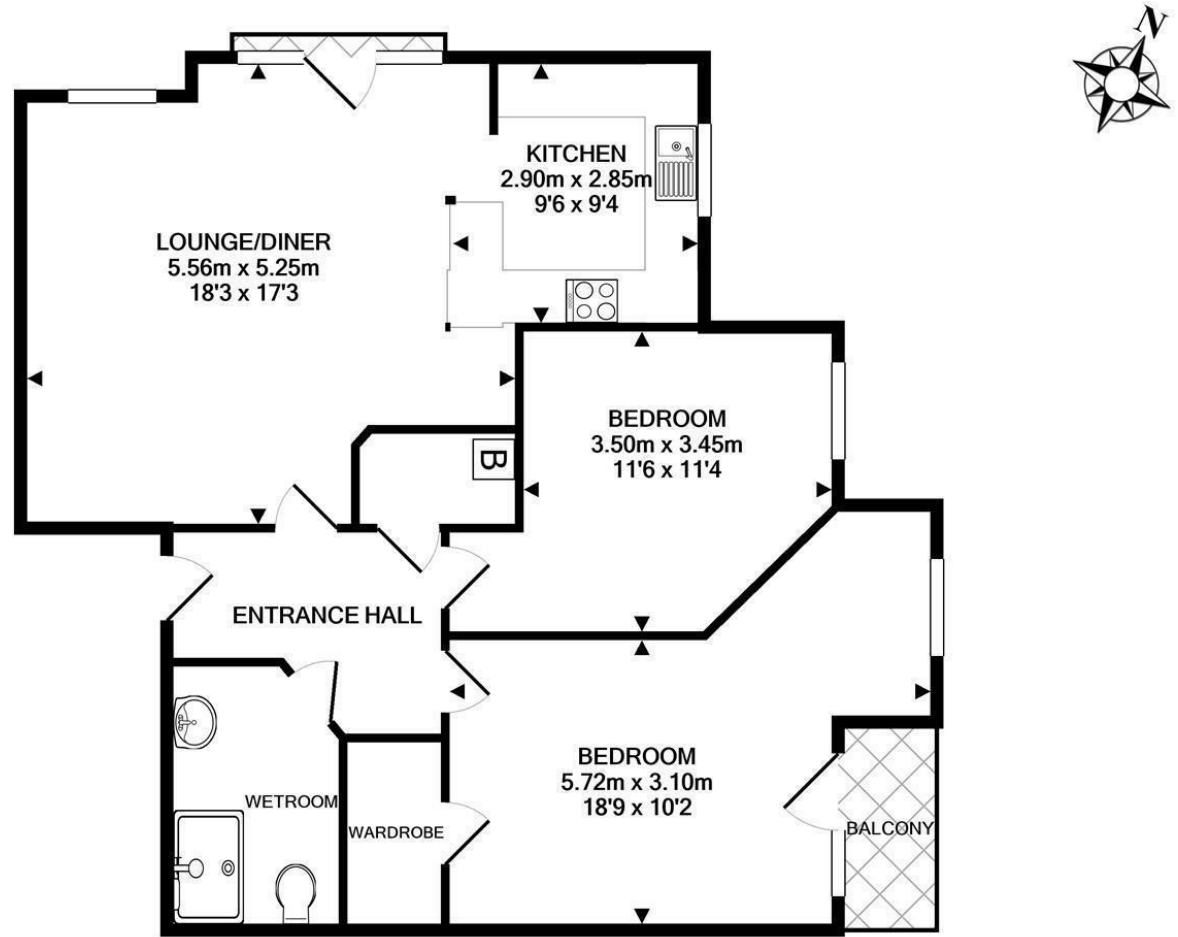
Maintenance: £1227pcm

Ground Rent: £520pa

Council Tax Band: C

EPC: B





TOTAL APPROX. FLOOR AREA 81.6 SQ.M. (878 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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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