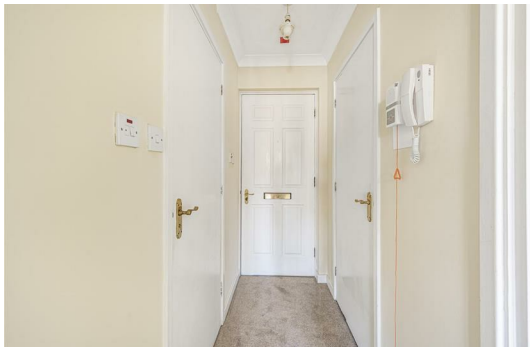

# 1 Bed

# Flat - Retirement

# located in Sutton Drove

SEAFORD
PROPERTIES

# Pondsyde Court Sutton Drove
# Seaford
# BN25 3ET

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## Asking Price £70,000

Seaford Properties are delighted to present this beautifully presented one-bedroom second floor retirement apartment, situated within the highly regarded Pondsyde Court development. Offering spacious and well-maintained accommodation, the property has been tastefully improved throughout and benefits from a modern shower room, a bright bay-fronted living room and excellent communal facilities. Conveniently located close to Seaford town centre, local amenities and transport links, this is an ideal opportunity for those seeking comfortable, secure and independent retirement living. Please note that the property is situated within an age-restricted development and is available to purchasers aged 65 years and over.

## Description

Situated on the second floor of the popular Pondsyde Court retirement development, this attractive one-bedroom apartment offers well-proportioned accommodation in a welcoming and secure environment.

Accessed via a communal entrance with both lift and staircase to all floors, the apartment opens into a private entrance hall featuring a useful storage and airing cupboard, entry phone system and Careline emergency call facility for added peace of mind.

The bright and spacious living room enjoys a large bay window overlooking the front of the development, creating a light and inviting space for relaxing or entertaining. An electric night storage heater provides comfortable warmth throughout the year.

The separate kitchen is fitted with a comprehensive range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and drainer, built-in electric oven and hob with extractor hood, space for an upright fridge/freezer and part tiled walls.

The generous double bedroom benefits from built-in wardrobes, providing excellent storage, while the modern shower room features a large walk-in shower enclosure, vanity wash hand basin, concealed storage, low-level WC and extractor fan.

Residents of Pondsyde Court enjoy an excellent range of communal facilities including a residents' lounge, laundry room, hobbies room, reading room, an attractive enclosed courtyard garden and shared residents' parking to the front of the development.

Conveniently positioned within easy reach of Seaford town centre, shops, supermarkets, cafés, medical facilities and public transport, this delightful apartment offers a wonderful opportunity to enjoy a relaxed retirement lifestyle within a friendly and well-managed community.

Early viewing is highly recommended. EPC Rating C | Council Tax Band A | Lease: 125 years from 1994 | Maintenance Charge: £2077.11 per half year | Ground Rent: £140 per half year

## Disclaimer

• Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

• Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

• Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

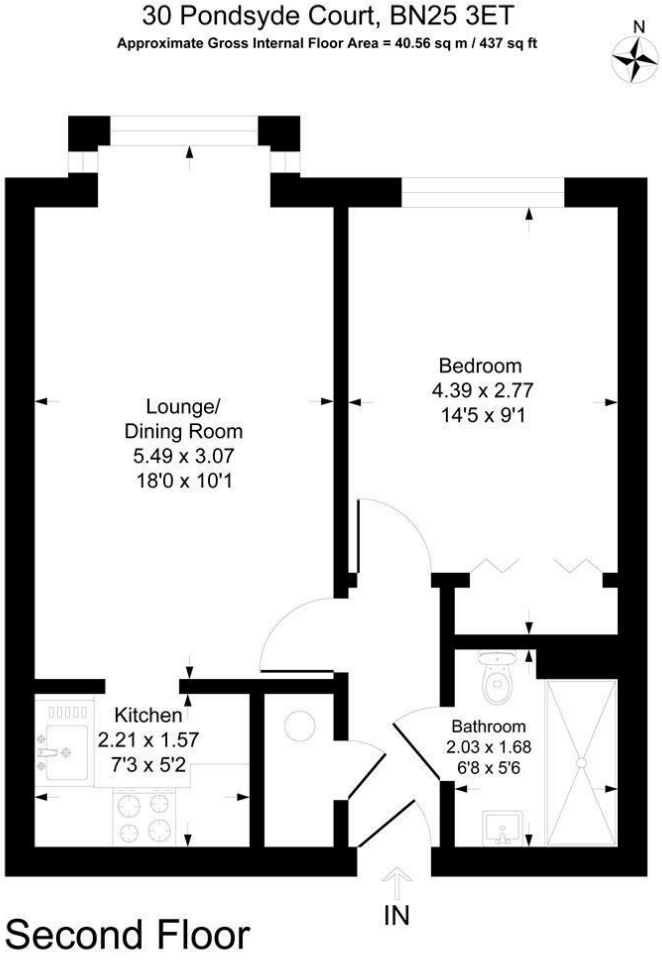
• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.

**Pondsyde Court Sutton Drove, Seaford, BN25 3ET**

# 30 Pondsyde Court, BN25 3ET

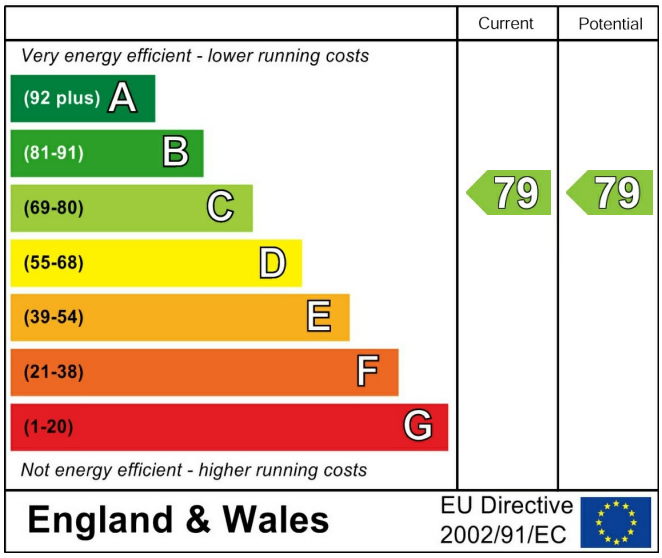
**Approximate Gross Internal Floor Area = 40.56 sq m / 437 sq ft**




## Second Floor

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

## Energy Efficiency Rating





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