



48 Stratheden Court Esplanade, Seaford, BN25 1JP

# 48 Stratheden Court Esplanade Seaford

BN25 1JP

£185,000

A well presented double aspect one bedroom retirement flat with impressive sea views on the fourth floor of a sought after development on Seaford Seafront, close to the town centre, station and bus services into Brighton and Eastbourne.

The flat has been greatly improved by the current owner with features including a refitted kitchen and shower room, lounge with bay window offering sea and harbour entrance views, modern double glazing, electric heating and garage. Communal facilities include a large residents lounge, secluded communal garden, laundry room, two lifts, guest suite, house manager and 24 hour care line service.

**ENTRANCE HALL:** Door entry phone system, storage cupboard, and cloak cupboard.

The Lounge includes a Convector heater, wall-mounted storage heater, huge bay window overlooking the sea and harbour, and a stunning view of Seaford town centre.

The kitchen has been remodeled with a variety of units, electric Zenith cooker, including a stainless steel sink and drainer set into a work surface with drawers and cabinets underneath, an Indesit dishwasher, additional work surfaces with cupboards, matching wall-mounted units with pelmet lighting and display shelving, a Lec fridge and freezer, partially tiled walls, and a window with expansive views of Seaford.

The bedroom features a built-in double wardrobe, an electric storage heater installed on the wall, and a window that offers stunning views over Seaford.

Finally, the shower room is a generous size which has been modernised with a white suite to a lovely standard including a large walk-in shower, sink vanity unit with cupboard below, low level W/C, extractor fan, wall-mounted heater, part-tiled walls and a mirror with light.

**GARAGE - 16'8 X 8'2 (DOOR HEIGHT - 7'2)** Modern electric garage door, lighting, power point.

SHARE OF FREEHOLD

Outgoings:

Service Charge: £1638.58 P/A

Lease: Remainder of 999 years from 1985



- Sea Views
- Fourth Floor
- Use of Communal Lounge
- Share of Freehold
- Garage
- Well Presented
- Close to Town Centre
- No Ongoing Chain



Communal Entrance

Entrance Hall

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

Lounge 3.84m x 3.81m (12'7" x 12'6")

Sun Room 1.93m x 0.74m (6'4" x 2'5")

Bedroom One 3.94m x 2.44m (12'11" x 8")

Shower Room 2.03m x 1.91m (6'8" x 6'3")

Lease Information: Share of Freehold

Lease: Remainder of 999 years from 1985

Service Charge: £1638.58 P/A

EPC: C

Council Tax Band: B





# 48 Stratheden Court, BN25 1JP

Approximate Gross Internal Floor Area = 43.19 sq m / 465 sq ft

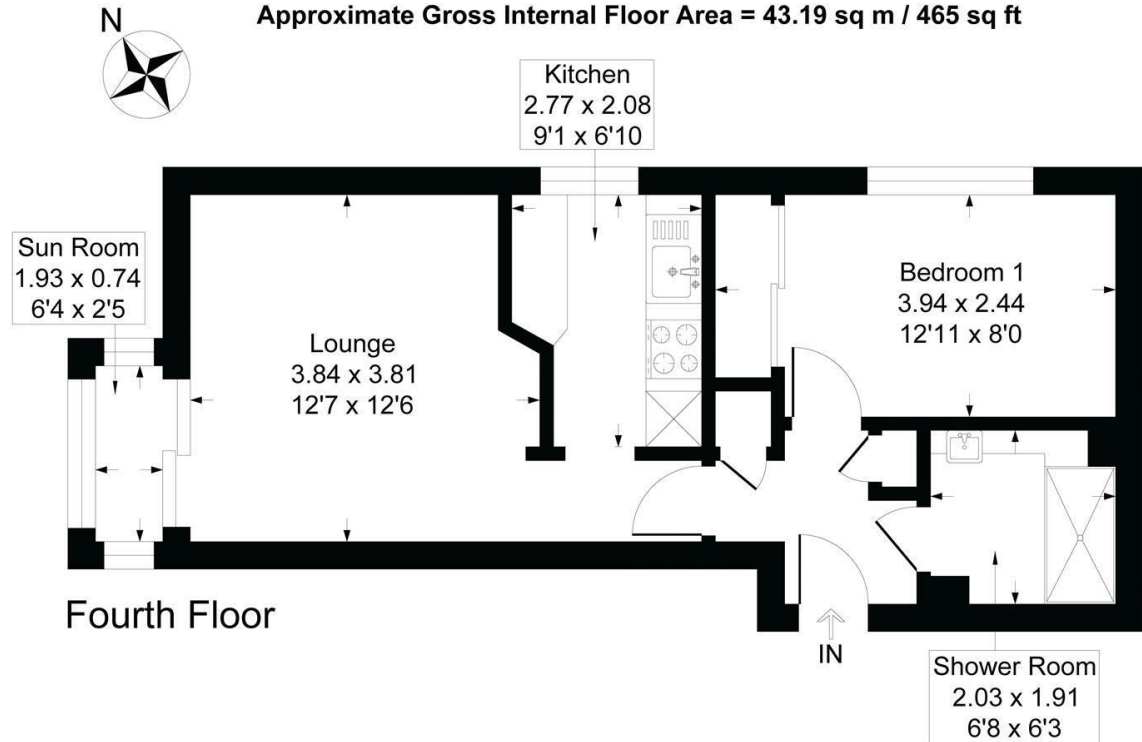


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

www.rowlandgorringe.co.uk



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.

