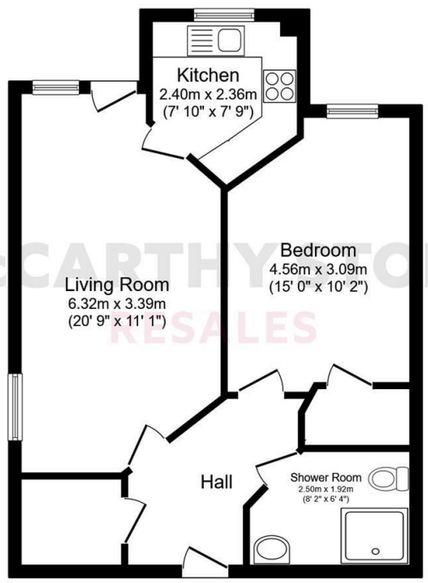
McCarthy Stone
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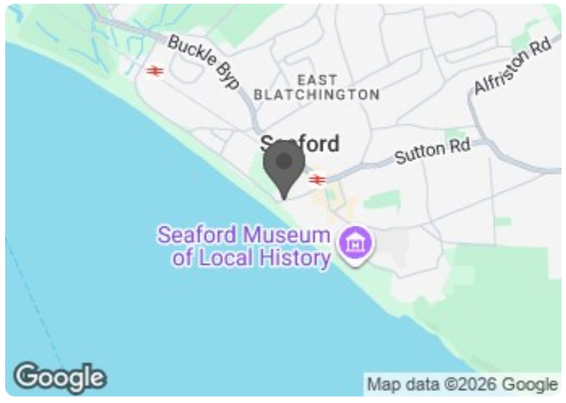
Total floor area 54.5 m² (587 sq.ft.) approx

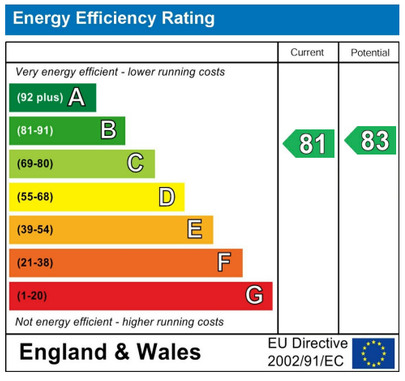
Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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## Council Tax Band: C




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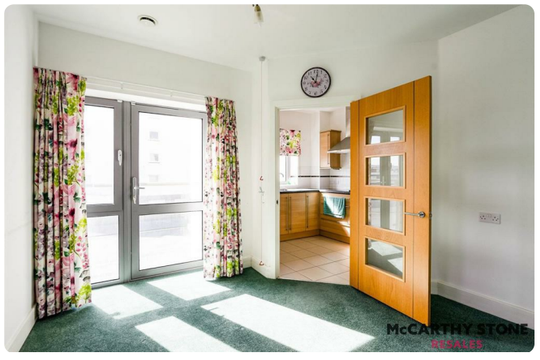
The Property Ombudsman

McCarthy Stone
Resales

# 9 Eversley Court

Dane Road, Seaford, BN25 1FF









## Asking price £150,000 Leasehold

A superb ONE DOUBLE BEDROOM retirement apartment, situated on the FIRST FLOOR and boasting a wonderful DUAL ASPECT LIVING ROOM with a JULIET STYLE BALCONY. This wonderful apartment also offers partial SEA VIEWS and a bright SOUTHERLY aspect.

Eversley Court is situated in a fantastic SEAFRONT LOCATION and offers EXCELLENT COMMUNAL FACILITIES, to includes a communal lounge where SOCIAL EVENTS take place, an ON-SITE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, and MORE!

## Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Eversley Court, Dane Road, Seaford, East Sussex BN25 1FF

# 1 Bed | £150,000

### Development 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, 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 first floor with a living room and juliet balcony offering side views of the beachfront. There is a well fitted kitchen complete with integrated appliances and a modern wetroom with level access shower. The property has underfloor heating.

### Entrance Hall
With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving.

### Living/ Dining Room with Juliet Style Balcony
A bright and spacious, dual aspect living dining room, boasting door opening to Juliet style balcony with a Southerly aspect. Ceiling lights, TV and BT point.

### Kitchen
Boasting an excellent range of oak effect wall and base units with complimentary worktops over, incorporating a stainless steel sink and drainer unit inset, which sits beneath a window benefitting from partial sea views. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, electric oven, new concealed fridge and freezer. Tiled splash-back and ceiling spot light fittings.

### Bedroom
A well-proportioned double bedroom benefitting from a walk-in wardrobe with hanging rail and shelving. Glazed picture window with partial sea view, TV & power points.

### Wetroom
A purpose built wet room style shower room, boasting a modern white suite which comprises of; close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, and walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Extensively tiled walls and ceramic flooring, electric heated towel rail, emergency pull cord and ceiling spot lights

### Lease Information
Lease length: 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 is £10,978.68 until the financial year ending 31/03/2027.

The Service Charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

### Car Park Permit Scheme(subject to availability)
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 Information & Services
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT









