

Flat 32, Merryfield Court Marine Parade, Seaford, BN25 2PN

ROWLAND GORRINGE

Merryfield Court Marine Parade

Seaford

BN25 2PN

£70,000

The property is accessed via a communal entrance with door entry phone, stairs and a lift to the second floor and private entrance door.

The hallway benefits from a night storage heater, storage/airing cupboard and door entry/24 hour care alarm.

The living room is a good size room with a decorative fireplace with the option of a freestanding electric fire, storage heater and window to the side.

The kitchen has been fitted with a range of wall and base units comprising stainless steel sink and drainer unit set into complimentary working surfaces with cupboards below, a built in electric oven set into a tower unit and electric hob with filtered hood over, space for an under-counter fridge, part tiled walls and window overlooking the rear communal gardens.

The bedroom features built in wardrobes with hanging rails and shelving a storage heater and window to the side.

The bathroom is fitted with a quadrant shower with thermostatic shower, close coupled w/c and wash hand basin set into a working surface, tiled walls and flooring and an extractor fan.

Communal lounge for use by residents and their guests. Laundry room providing washing and drying facilities. Guest suite available for hire (subject to current restrictions). Communal gardens to front and rear of block. Car and electric scooter park.

Merryfield Court is located on the corner of Edinburgh Road and Marine Parade which is directly along the seafront. The Salts recreation ground, Claremont Road shopping parade and coastal Brighton-Eastbourne bus route. Seaford town centre with its range of shops, pubs, cafes, restaurants, Railway station with links to Brighton/Lewes/London Victoria, library and post office lies within approximately half a mile.

The property is available for 60+ for the primary resident, secondary resident is 55+



- One Bedroom
- Popular Block
- Lift To All Floors
- Close to Beach
- No Onward Chain
- Residents Lounge



Communal Entrance

Personal Entrance

Living Room

Kitchen

Bedroom

Shower Room

Lease - 125 Years from 1988

Service charge for the period 01/03/23 - 31/08/202

Ground rent for the period 01/03/23 - 31/08/2023:



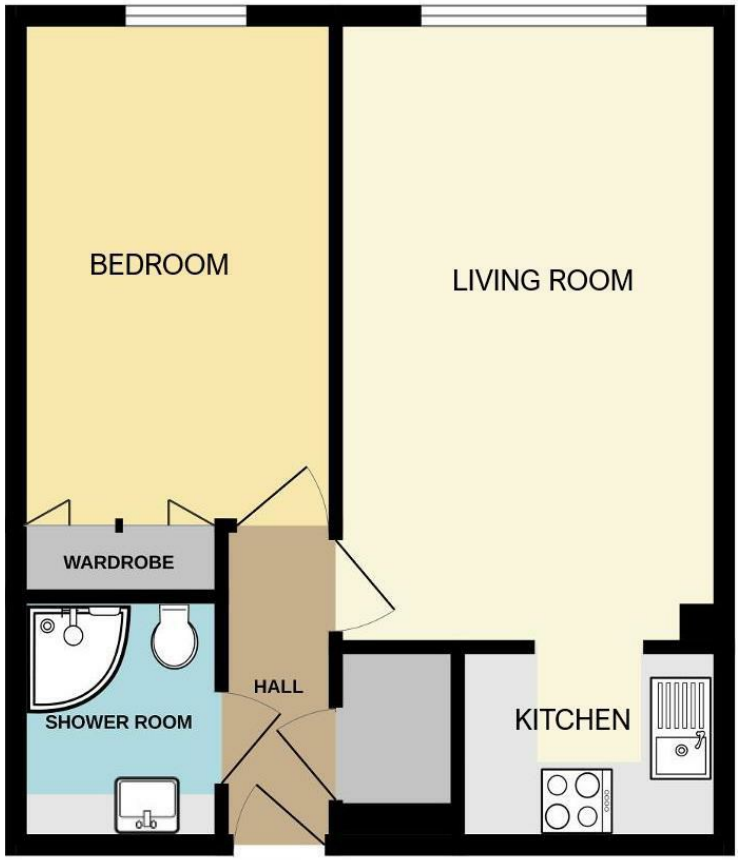








433 sq.ft. (40.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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