



Newberry Tully



10 Stratheden Court, Esplanade, Seaford, BN25 1JP

A First Floor One Bedroom Retirement Flat in excellent decorative order with direct sea views situated on the Esplanade within a short walk of all town centre amenities.

£175,000 Share of Freehold

Newberry Tully - Independent Estate Agents

53 Church Street, Seaford, East Sussex, BN25 1LD

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



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FIRST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.8 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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- First floor retirement flat
- One bedroom
- Excellent decorative order
- Direct sea view
- View towards Newhaven harbour
- Lounge with enclosed balcony
- Communal facilities
- No onward chain



GROUND FLOOR

Communal hallway - Lifts or stairs to upper floors. Communal lounge. Laundry room. Guest room. House manager's office.

FIRST FLOOR

Communal landing - Door to number 10

Hall - Security entrance phone. Airing cupboard.

Lounge - about 17'6 into bay x 10'0 (5.3m x 3.0m). Lounge with open plan sun balcony and direct sea view.

Kitchen - about 9'3 x 6'9 (2.8m x 2.1m). Fitted kitchen comprising wall units and worktop with cupboards and drawers below. Inset stainless steel sink unit with drainer. Fitted four ring electric hob. Built in eye level electric oven. Space for fridge freezer.

Bedroom - about 15'3 x 8'0 (4.6m x 2.4m) Fitted wardrobe. Window with direct sea view.

Shower room - Fitted with a matching white suite. Shower tray with fixed glass screen and with a Mira electric shower. Wash basin with vanity unit below. Low level WC. Heated towel rail. Extractor fan.

ADDITIONAL INFORMATION

On the ground floor are a laundry room, residents' lounge, guest suite and two lifts and stairs to the upper floors. From the residents' lounge there are doors to an outside patio area.

LEASE: The residents of Stratheden Court own the freehold. Lease is 999 years from 1985. The vendor has advised us that the latest 6 monthly service charge is £653.96. The service charge covers the water rates, lift maintenance, cleaning of communal areas and building insurance. Ground rent £1 p.a.

NOTE: At least one of the occupiers of the flat has to be sixty or more years of age.

Council tax band: B











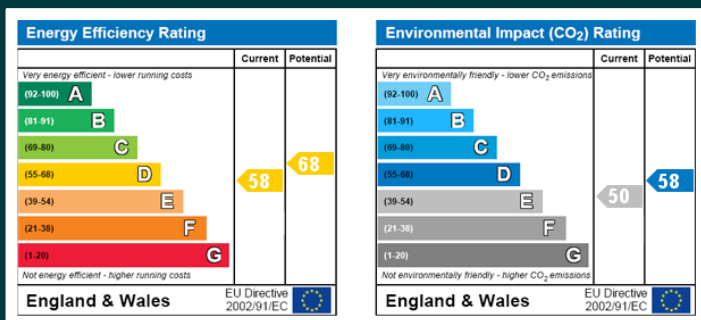
Stephen Newberry



Newberry Tully



Andrew Tully



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order, or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Conveyancer and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a Property. Items shown in photographs are NOT included unless specifically mentioned with the sale particulars. All measurements are approximate and should not be relied on.

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