



### 8 Stratheden Court, Esplanade, Seaford, BN25 1JP

Secure retirement living in this one bedroom first floor flat located at the eastern side of this block with a sea view. That flat is in a convenient location with walking distance of all town centre amenities.

A least one of the tenants has to be over sixty years of age.

On the ground floor are laundry room, residents' lounge, guest suite, house manager's office and two lifts and stairs to the upper floors. From the residents' lounge there are doors to a small patio area.

No pets. No smoking.

Council tax band: B

£700 per month

# 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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#### **GROUND FLOOR**

**Communal Hallway** - Lifts and stairs to upper floors. Residents Lounge. Laundry Room. Guest Room. House Manager's Office.

#### **FIRST FLOOR**

Communal Landing - Door to Flat 8.

**Lounge** - about 12'6 x 12'6 reducing to 11'1. Door opens to enclosed balcony.

**Enclosed Balcony** - about 6'5 x 3'6. Facing east with view towards the sea.

**Kitchen** - about 9'2 x 6'10. Fitted with a range of matching cream coloured units and comprising wall cupboards and worktop with cupboards and drawers below. Inset electric hob with extractor fan above and electric oven below. Inset ceramic sink and drainer. Space for fridge/freezer.

Bedroom - about 11'1 x 8'0. Built-in wardrobe.

**Shower Room** - Fitted with a matching white suite and comprising shower cubicle, wash basin with vanity cupboard below and low flush WC.

#### **ADDITIONAL INFORMATION**

A least one of the tenants has to be over sixty years of age.

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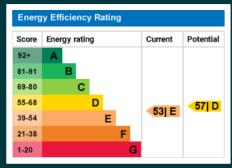






**Andrew Tully** 





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