



Newberry Tully



## 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](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://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.

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





















Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53   E	57   D
21-38	F		
1-20	G		

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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