



Newberry Tully



26 Merryfield Court, Marine Parade, Seaford, East Sussex, BN25 2PN

A second (top) floor one bedroom retirement flat with direct sea views. Communal facilities include a residents lounge and laundry room.

£99,950 Leasehold

Newberry Tully - Independent Estate Agents

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

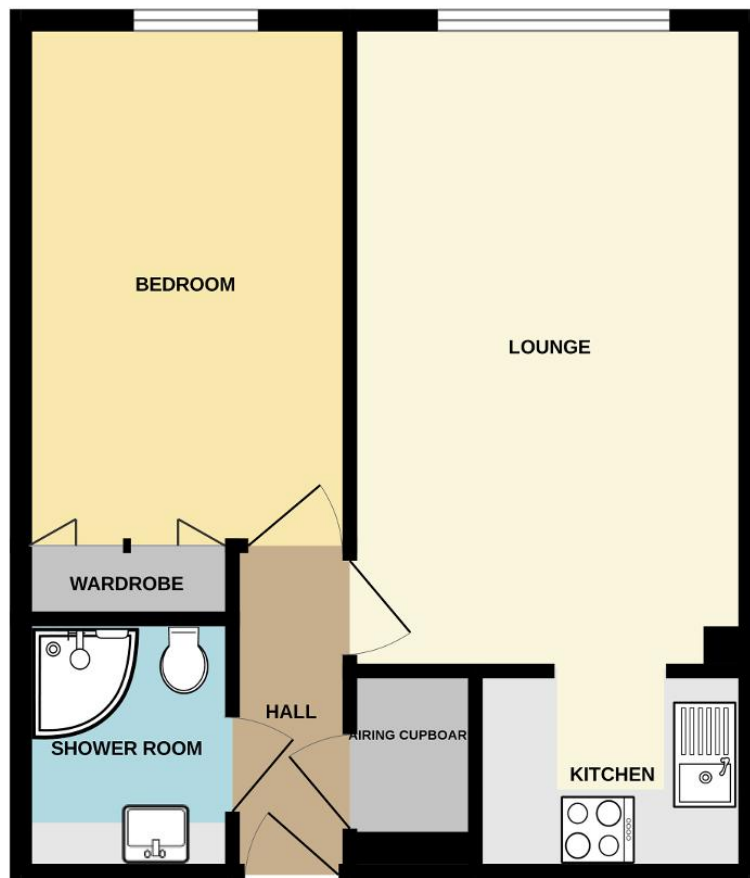
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GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 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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- Second floor retirement flat
- One bedroom
- Direct sea views
- Shower room
- Good decorative order
- Close to bus routes & local shops
- Communal facilities
- No onward chain



## GROUND FLOOR

**Communal Entrance Hall** - Lift and stairs to upper floors. Communal lounge with doors opening onto area of lawn with direct sea view. Laundry room. House Manager's office.

## SECOND FLOOR

**Communal Landing** - Door to flat 26.

**Hall** - Walk in cupboard houses water tanks and fuseboard. Secure entry phone system.

**Lounge** - about 17'3 x 10'7 (5.3m x 3.2m) Window to the front aspect with direct sea view.

**Kitchen** - about 7'3 x 5'5 (2.2m x 1.7m) Fitted with a matching range of units and comprising wall cupboards and worktops with cupboards and drawers below. Inset stainless steel sink and drainer. Inset 4 ring electric hob with extractor hood above. Space for fridge and freezer.

**Bedroom** - about 13'11 x 8'9 (4.2m x 2.7m) Window to the front aspect with direct sea view. Fitted wardrobe.

**Shower Room** - about 6'9 x 5'5 (2.1m x 1.7m) Fitted with a modern white suite and comprising shower cubicle, wash basin with vanity cupboard below and WC. Heated chrome towel rail. Wall mounted fan heater.

## EXTERIOR

**Outside** - Communal front garden area of lawn with sea view.

## ADDITIONAL INFORMATION

Council tax band: B

Lease - 125 years from 6th January 1989

Annual service charge: £4,613.40

Annual ground rent: £498.00



















Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	82   B
55-68	D		
39-54	E		
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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