

2  
BED

# Seafront Apartment with Sea Views

4 Merryfield Court, Marine Parade, Seaford, BN25 2PN

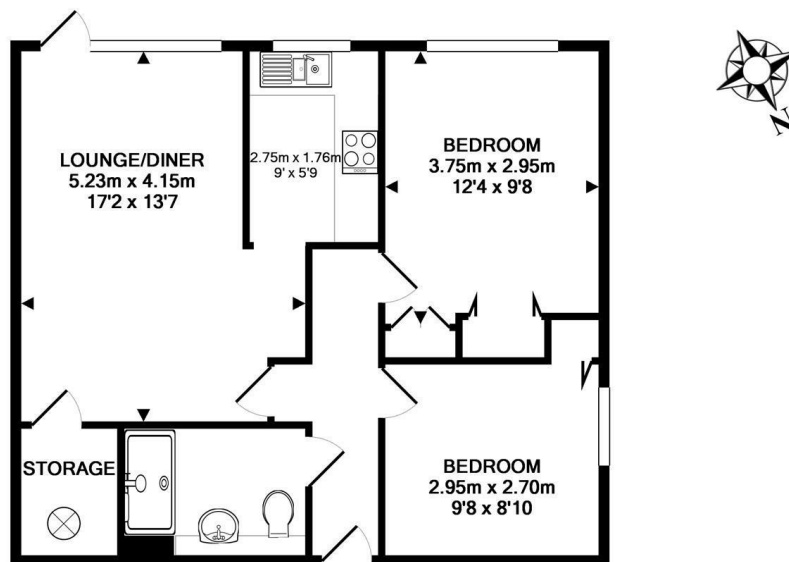


Price £242,950

Leasehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)



TOTAL APPROX. FLOOR AREA 56.7 SQ.M. (611 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2019

## inbrief...

A well presented 2 bedroom ground floor retirement flat with patio and boasting superb direct sea views. Located on Seaford seafront within walking distance of the town centre and station and close to local shops and excellent bus services. The property has been refurbished throughout to a high standard with refitted kitchen and shower room, built in wardrobes, modern electric heating and high quality replacement double glazing.

The entrance hall has an electric heater and the door entry phone. The sunny aspect lounge has plenty of light and has a stone fireplace and hearth with electric fire, wall mounted electric heater, large walk in storage cupboard and full height window and door onto the patio with excellent sea views.

The paved patio also has excellent sea views. The kitchen has been tastefully refitted with a one and a half bowl sink set into working surface with cupboards and drawers below, inset four ring electric hob with double oven below, integrated fridge freezer, matching wall mounted units with pelmet lighting and window with sea views.

Bedroom one is a good size double with built in wardrobes, electric heater and window with sea views.. Bedroom Two is also a double bedroom with built in wardrobe and window to side. The shower room has been refitted with a modern suite comprising large walk in glazed shower cubicle, wash basin with cupboard below and w/c with concealed cistern, electric ladder style towel rail, dimplex heater, fully tiles walls and extractor fan.

Within Merryfield Court there is a residents lounge, communal garden, guest suite, communal laundry room passenger lift, door entry phone system and communal parking. The development has a resident house manager on call five days a week benefits from a 24 hour careline system.

Service Charge: £2519.83 Half Yearly. Ground Rent: £276.84 Half Yearly

Lease: 125 Years from 1988  
CHAIN FREE



Council Tax: C

Energy Rating: C

moreinfo...



Phillip Mann Seaford Office  
1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)