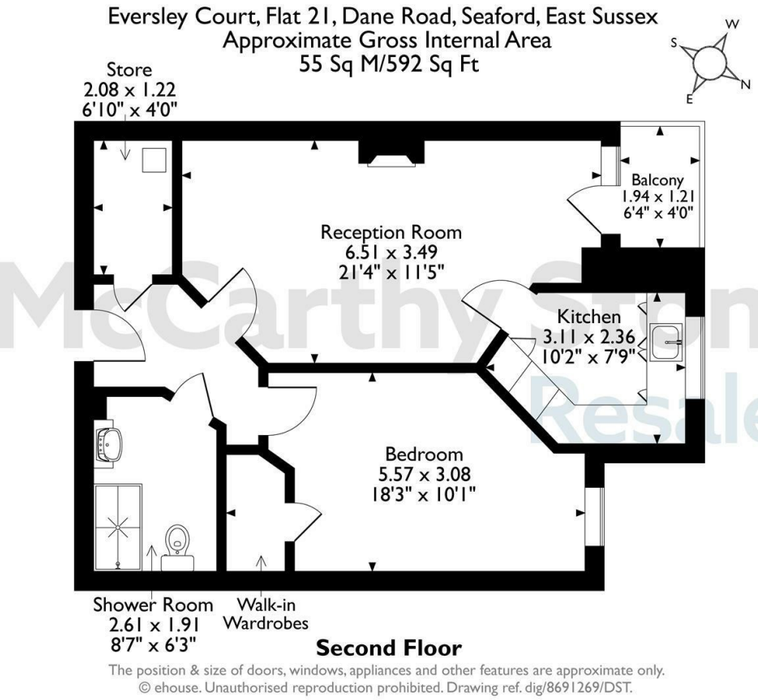
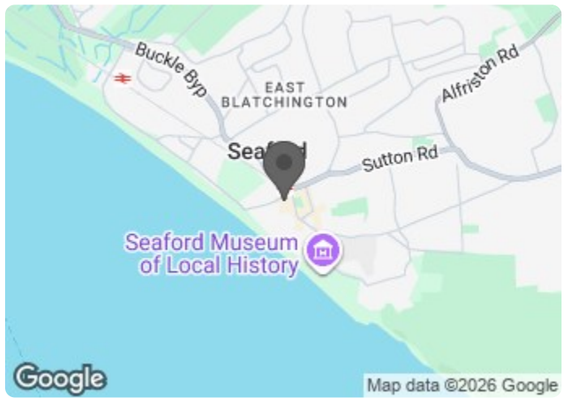
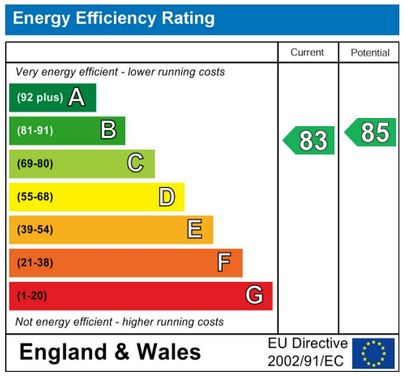
McCarthy Stone
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Council Tax Band: C





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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy Stone
Resales

21 Eversley Court

Dane Road, Seaford, BN25 1FF







Asking price £175,000 Leasehold

A superb ONE DOUBLE BEDROOM retirement apartment, situated on the SECOND FLOOR and boasting a spacious BALCONY. NO onward chain.

Eversley Court is situated in a fantastic SEAFRONT LOCATION and offers EXCELLENT COMMUNAL FACILITIES, to include a communal lounge where SOCIAL EVENTS take place, an ON-SITE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, and MORE!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Eversley Court, Dane Road, Seaford, East Sussex, BN25 1FF

1 Bed | £175,000

Constructed in 2014 by award-winning retirement home specialists McCarthy and Stone, Eversley Court is a 'Retirement Living Plus' development providing a lifestyle living opportunity for the over 70's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent Estate Manager and Staff who oversee the smooth running of the development. The property enjoys excellent communal facilities including a homeowner's lounge, restaurant with a fantastic, varied daily table-service lunch, self service laundry, scooter store and landscaped gardens and breath taking sea views. Homeowners also benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.
It's so easy to make new friends and to lead a busy and fulfilled life at Eversley Court; there are always plenty of regular activities to choose from including; exercise classes, coffee mornings, film nights, monthly bingo to name just a few. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish. Eversley Court is situated in a fantastic seafront location on the corner of Marine Parade and Dane Road, close to all amenities including Seaford Esplanade, shops, railway station and bus routes.

This spacious apartment at Eversley Court is located on the second floor with a living room and door to a private enclosed walkout balcony offering superb views over the 'Salts' recreation open space. There is a well fitted kitchen complete with integrated appliances and a modern wetroom with level access shower. The property has underfloor heating.

Entrance Hall
With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in airing cupboard light and shelving.

Living/ Dining Room with spacious Balcony
A spacious living / dining room, boasting patio door opening onto a balcony. A feature electric fireplace makes an attractive focal point in the room. Ceiling lights, TV and BT point.

Kitchen
There is an excellent range of wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, electric oven, concealed fridge and freezer. Tiled splash-back and ceiling spot light fittings, with an electrically operated window.

Bedroom
A well-proportioned double bedroom. Glazed picture window, spacious double walk in wardrobe with hanging rail, shelving.

Wetroom
Modern white suite comprising of a Vitra comfort close-coupled WC, vanity wash-hand basin with cupboard unit below and worktop over with mirror, strip light and shaver point, walk-in level access shower with a thermostatically controlled shower on an adjustable slide. Fully tiled walls and ceramic flooring, electric heated towel rail, emergency pull cord and ceiling spot lights.

LEASEHOLD
Lease 125 Years from June 2013
Ground Rent: £435 per annum
Ground Rent Review date: June 2028

Service Charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

The annual Service charge: £10,978.68 for the financial year ending 31/3/2027

Car Park Permit Scheme(subject to availability)
Parking is by allocated space, The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

ADDITIONAL INFORMATION & SERVICES
- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

** Entitlements Service** Check out benefits you may be entitled to.
** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













