

Hortsley, Flat 5 Sutton Park Road, Seaford, BN25 1FA

ROWLAND GORRINGE

# Flat 5 Sutton Park Road
# Seaford
# BN25 1FA

## £150,000

A 1-bedroom ground floor retirement apartment, located in this stunning and highly desirable retirement building located in the town centre of Seaford.

Entering the grounds through a secure phone entry automatic door, you make your way to the building through part of the attractive communal gardens. Gaining entry, you make your way down the communal hallway, taking full advantage of the views of the southerly aspect gardens through glass walls along the entirety of the southern elevation. You enter the flat directly into the living/dining room, which has a sense of space and light. The gallery style kitchen with its fully integrated appliances has an open aspect to the living/dining room as well pocket door. The jack'n'jill shower/wc has doors to both the bedroom and reception. The apartment takes full advantage of under flooring heating throughout.

The attractive southerly aspect communal gardens sit to the front of the property, with various seated areas, pond, various tended and raised beds. The residents lounge protrudes into the garden from the main building with the house managers office sited just behind within the main building. Residents parking is found underground and can be available at an additional yearly cost. Pets are also allowed subject to approval. There is also a guest suite available for booking and the on-site team are there Monday to Friday, 9am to 4pm. There is also a 24hr emergency call system.



- Approximately 560ft²
- 1 Bedroom Ground Floor Apartment
- Town Centre Location
- Parking Available (at an additional cost)
- No Onward Chain
- Modern Retirement Apartment for 60+
- Under Floor Heating
- Secure Phone Entry
- Residents/House Manager
- Attractive Communal Gardens & Residents Lounge



| | |
|---|---|
| Living/Dining Room | 4.92m x 4.06m (16'1" x 13'3") |
| Bedroom | 4.36m x 3.39m (14'3" x 11'1") |
| Kitchen | 3.70m x 1.87m (12'1" x 6'1") |
| Shower Room/WC | 2.44m x 2.24m (8'0" x 7'4") |

Residents Lounge

Communal Gardens

Guest Suite

Leasehold:

- 990yrs remaining
- Service Charge: £4622 pa
- Ground Rent: £250 pa

Council Tax Band: C

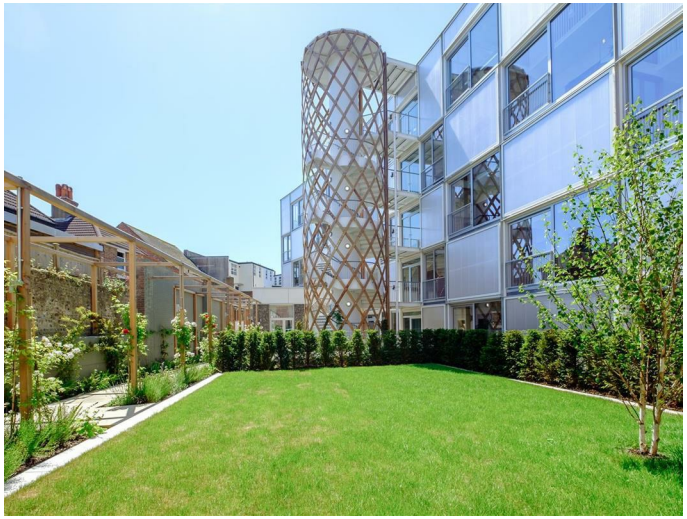
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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