

6 HORTSLEY SUTTON PARK ROAD, SEAFORD, EAST SUSSEX, BN25 1FA

£360,000

Hortsley Seaford is an age exclusive development for the over-60s, offering residents peace of mind, security and the opportunity to enjoy a relaxed lifestyle within a welcoming community.

Apartment 6 is a two bedroom ground floor apartment offering spacious accommodation with an open-plan feel. The property benefits from a modern kitchen with integrated appliances and a well-appointed shower room fitted with a shower enclosure, WC and wash hand basin. The generously sized principal bedroom is situated towards the rear of the apartment, whilst a covered balcony provides additional outdoor space.

Hortsley offers a peaceful setting away from the hustle and bustle of the town. Conveniently situated on Seaford High Street, the development provides easy access to a variety of independent shops, cafés, restaurants and public transport facilities. For those who enjoy spending time outdoors, Seaford's seafront and coastal walks are also within easy reach.

Leasehold Information
Lease: 999 years from 1 January 2017 (approximately 991 years remaining).
Service charge: £7,093 per annum.
Ground rent: £300 per annum.
Ground rent review: The first review takes place on the 15th anniversary of the commencement of the lease, with subsequent reviews every 10 years.

PEGASUS INCENTIVE

We will also contribute towards your legal fees if you use one of our Recommended Panel of Solicitors. £2000 if you are purchasing a 1 bedroom apartment. £3000 if you are purchasing a 2 bedroom apartment. This offer is only valid for Pegasus Owned properties.

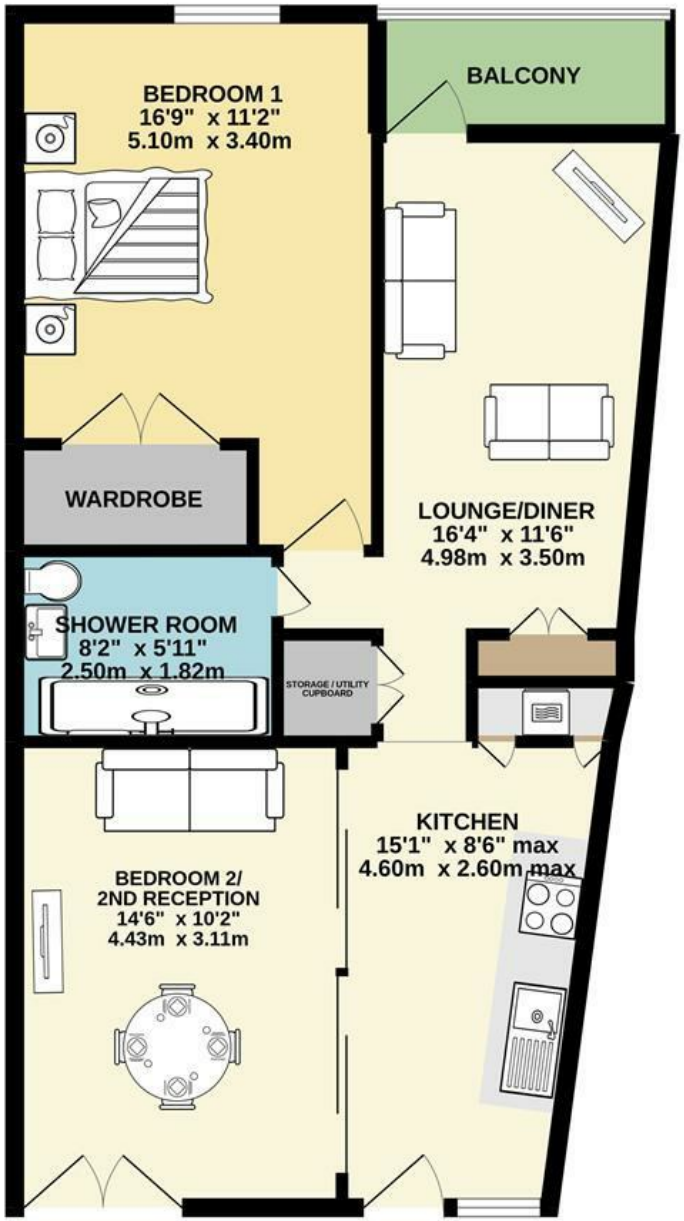
Homes built for the high lifeSave £25,000 off two bedroom homes this Autumn, when you reserve your home before 28th February 2027. Customers who wish to purchase a home from Pegasus Homes between 1st September 2026 and 28th February 2027 can benefit from the 'Homes built for the high life' incentive.
The incentives available on Pegasus Owned properties are available on new reservations taken before 28th February 2027.

- TWO BEDROOM GROUND FLOOR APARTMENT
- LANDSCAPED GARDENS
- CLOSE TO TOWN CENTRE
- FRIENDLY ON-SITE TEAM
- PARKING (£500 PER ANNUM) SUBJECT TO AVAILABILITY
- COMMUNAL LOUNGE AND GUEST SUITE
- COVERED BALCONY
- LIFT ACCESS TO ALL FLOORS
- 24-HOUR EMERGENCY CALL SYSTEM
- 991 YEARS REMAINING ON THE LEASE





GROUND FLOOR



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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers 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 within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004