

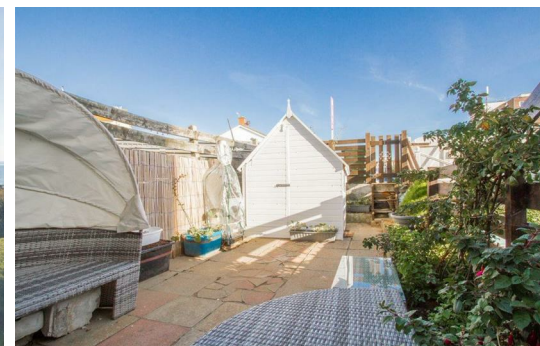
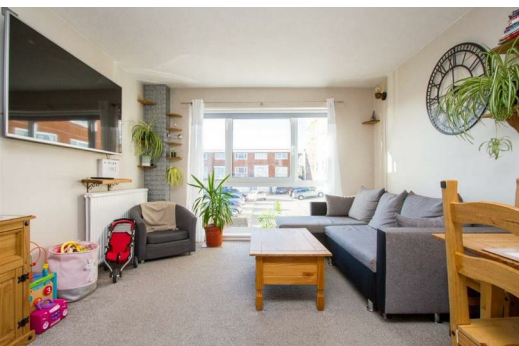


Dane Close Seaford

Offers in the region of £315,000

Seaford Properties is delighted to offer this Freehold Three Bedroom Town House split over three floors located within the Seaford town centre and with its own off road parking and partial sea views. A double bedroom, a separate shower room, kitchenette and conservatory located on the ground floor with further two bedrooms with a family bathroom on the second floor.

Ideally situated between the Beach and Seaford town centre within a few minutes walk to all its amenities, including a regular bus service between Brighton and Eastbourne, a mainline railway station, shops, restaurants and pubs.



Dane Close Seaford

Entrance Hall

A cloak cupboard is located in the Entrance Hall.

Kitchenette

Sink and storage cupboards.

Ground Floor Bedroom Three

This double bedroom is on the ground floor.

Ground Floor Shower Room

Shower basin and toilet.

Conservatory

Leading to rear garden.

First Floor Landing

Lounge/Dining Room

This is a beautiful light and airy room with a large window overlooking the Channel.

Kitchen

The Kitchen is on the first floor. The South facing window offers views over a public garden and onwards over the Channel. An electric hob and oven is fitted and there is space for an undercounter washing machine and a free standing fridge/freezer.

Guest Toilet

A Toilet and Basin.

Second Floor Landing

Storage cupboards

Main Bedroom

A good sized double Bedroom with a large window with sea views and a built-in wardrobe.

Bedroom Two

A Double Bedroom with a large South facing window with sea views and a built-in wardrobe.

Family Bathroom

A light and airy Bathroom with a sky light, a bath, overhead shower, basin and toilet.

Garden

The Patio Garden is accessed via sliding doors from the Conservatory. A gate leads to Green Lane.

Parking

The property offers Off Road Parking for one car.

Tax Band

Tax Band C

Approx. £2006.24 per annum

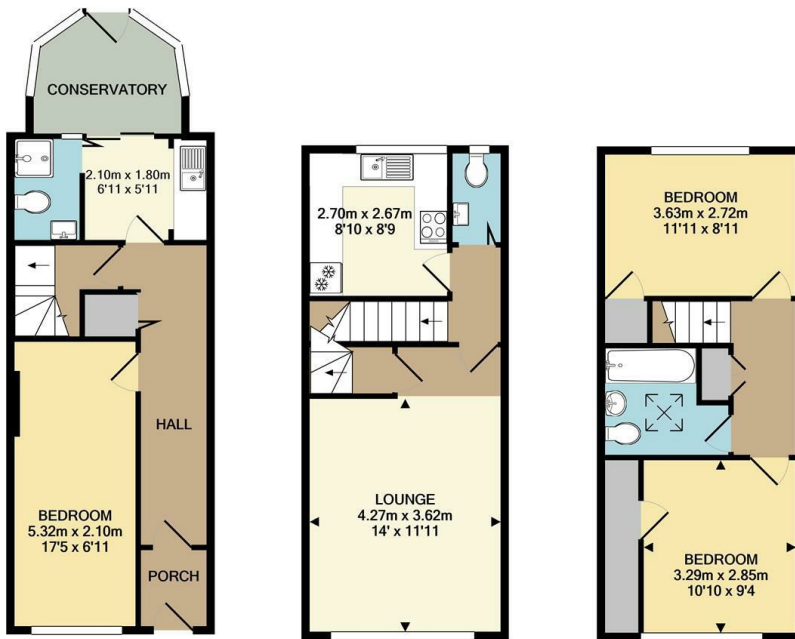
Floor Plan

The plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

Boiler services on 11/10/22

Boiler serviced on 11/10/22

Electric and gas meters are located in bedroom three on the ground floor.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	81	(92 plus) A	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs	EU Directive 2002/91/EC	Not environmentally friendly - higher CO ₂ emissions	EU Directive 2002/91/EC



OUSEVALLEY PROPERTY MARKET LIMITED IS REGISTERED IN ENGLAND UNDER COMPANY NUMBER 08633641
AT WILSON HOUSE, 48 BROOKLYN ROAD, SEAFORD, EAST SUSSEX, BN25 2DX, UK

