



## Dane Close Seaford

**Offers in the region of £270,000**

Seaford Properties is delighted to offer this spacious fifth floor two large double bedrooms purpose built flat with a lift service and stunning sea views over Seaford Bay.

The Leasehold flat is located within a few yards of the Esplanade and beach and a short walk into the town centre with its mainline train station and Brighton/Eastbourne bus services. The 999 year Lease has 946 years remaining and the Flat comes with a share in the company that owns the Freehold.

The Flat comprises a large lounge & dining room, two large double bedrooms, kitchen and bathroom and all rooms have large windows that helps making the flat light and airy.





# Dane Close Seaford

## Communal Entrance Hall

Entry phone system. Lift and Stairs leading to all floors.

## Fifth Floor Landing

Electric Smart meter located in cupboard outside front door.

## Entrance Hall

Hallway leading to all rooms with a storage cupboard.

## Lounge/Dining Room

The large lounge/dining room has a large window overlooking the stunning Bay of Seaford. A door leads to the balcony with its beautiful views over Seaford Bay. Further door leads into the kitchen. Storage cupboard.

## Balcony

The balcony offers some of the finest views over Seaford Bay.

## Kitchen

Large window overlooking Seaford Bay. The kitchen has under worktop space for a washing machine and a space for a large fridge/freezer. There is an integrated electric oven and electric hob with a cooker hood.

## Main Bedroom One

The main double bedroom with its built-in wardrobes is spacious and the large window offers lovely views over Seaford town.

## Bedroom Two

A Double bedroom with a large window overlooking Seaford town.

## Family Bathroom

A modern bathroom fitted with a bath and overhead shower, toilet and basin. Double storage cupboard. Ladder style radiator. Tiled to ceiling height.

## Lease

Term 999 years of which remaining 946 years  
Share in the Company that owns the Freehold  
Ground Rent - £0  
Service charge - £2730.58 pa  
Managing Agents - Charles Cox

## Council Tax

Tax Band C  
Approx. £1775.00

## Floor Plan

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



TOTAL APPROX. FLOOR AREA 77.6 SQ.M. (835 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>69</b>	<b>82</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>C</b>	<b>C</b>
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