

2
BED

Close To Town and Beach
GFF Flat 1, Danelea, Seaford, BN25 1DU



£275,000

Share of Freehold

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Views of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Strategy 200.

inbrief...

This spacious two bedroom flat forms the entire ground floor of this newly converted building which is conveniently located at the bottom of Dane Road, being just a 'stones throw' from the beach and an easy level walk to Seaford town which offers a wide range of shops, pubs, tea rooms and restaurants along with a regular bus service to Brighton/Eastbourne and railway station with links to Gatwick/London Victoria.

The flat is finished to a high standard with contemporary style fitted bathrooms and kitchen with integrated appliances. The property also has new double glazing, central heating, re-wiring and comes with a share of the freehold.

As you approach the property there is allocated off street parking and a communal entrance hall.

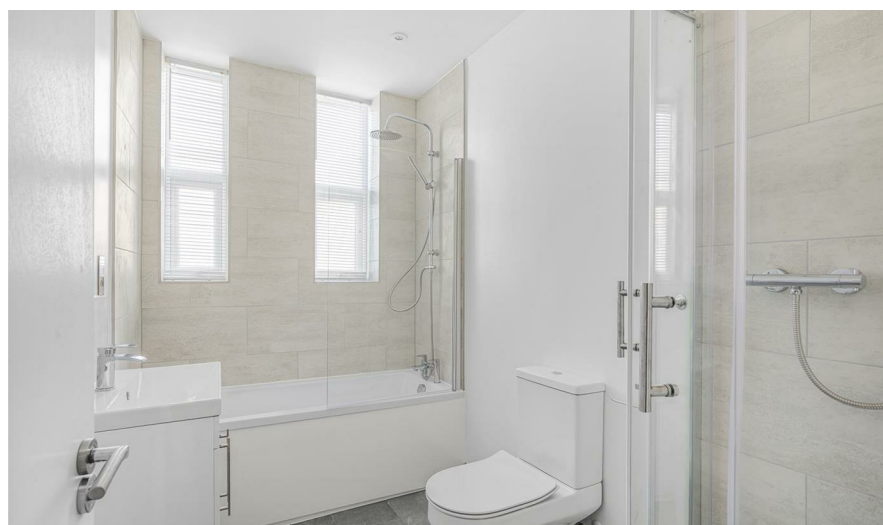
Flat 1 has an entrance hall with engineered oak flooring which extends to the principal rooms, video entry phone and recessed store cupboard.

A particular feature is the open plan lounge/kitchen. The kitchen is fitted with a range of wall/base cupboards, complemented by ample working surface with inset sink. There is an electric ceramic hob with concealed extractor and oven, integrated fridge/freezer and space for washing machine. The lounge area has a bay window and double doors which open onto a full width composite deck area and fence enclosed lawn which enjoys superb views towards the sea, Tide Mills Bay and Newhaven Harbour.

The master bedroom is a good size with south aspect full width bay window, which brings in a lot of natural light. The en-suite shower room has a shower cubicle with 'monsoon' shower, WC, wash basin, heated towel rail and tiled walls.

Bedroom two has a recessed cupboard and side window, whilst there is a further bathroom comprising bath with shower over, WC, wash basin and an additional separate shower cubicle.

Viewings for this property come highly recommended and can be arranged through the sellers sole agent Phillip Mann.



Energy Rating - TBC

Council Tax Band - B

moreinfo...



Phillip Mann Seaford Office
1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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