

3  
BED

# A newly converted first floor flat

FFF Flat 2 Danelea, Dane Road, Seaford, BN25 1DU



Price £275,000

Share of Freehold

**phillipmann**  
we do more

[www.phillipmann.com](http://www.phillipmann.com)





## inbrief...

Phillip Mann estate agents are delighted to offer for sale this spacious three bedroom first floor flat. Forming part 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.

There is a communal entrance to the first floor and private entrance door. There is a video entry phone system, a radiator and cupboard housing a wall mounted combination boiler and plumbing and space for a washing machine.

The open plan kitchen living room has a range of wall and base units comprising an inset sink and drainer with mixer taps, a built in cooker and four ring hob with hood above, an integral fridge freezer and a bay window to the front with sea views.

The main bedroom is a good size double room with a radiator and overlooks the front. The en-suite shower room has been fitted with an enclosed shower cubicle with a thermostatic shower over, a close coupled w/c, wall mounted wash hand basin, heated ladder style towel rail and an extractor fan.

The second bedroom is a double room which overlooks the front while bedroom three overlooks the rear.

The family bathroom has been fitted with a white suite comprising a panel bat with mixer taps and a shower over, close coupled w/c and wall mounted wash hand basin.

Outside there is a private enclosed rear garden and to the front there is allocated off road parking.

Outgoings:

SHARE OF FREEHOLD

Service Charge: TBC

Lease: TBC



Council Tax Band:

Energy Rating:

moreinfo...

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

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)

