



**2 Bed  
Apartment  
located in Dane Close**



**Flat 29 Dane Heights**  
**Dane Close**  
**Seaford**  
**BN25 1EA**



**Communal Entrance Hall**

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

**Entrance Hall**

Hallway leading to all rooms.

**Lounge/Dining Room**

The large lounge/dining room has a large window overlooking the stunning Bay of Seaford. A door provides access to the balcony where you can enjoy the views. Further door leads into the kitchen. The room has been re-carpeted and decorated by the current owners.

**Balcony**

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

**Kitchen**

Large window overlooking Seaford Bay with outstanding views. The kitchen has under worktop space for appliances, with inset 1 ½ bowl sink and drainer unit. There is an integrated electric oven and electric hob adjacent.

**Bedroom One**

The main double bedroom is spacious and the large window offers lovely views over Seaford town.

**Bedroom Two**

A Double bedroom with a large window overlooking Seaford town.

**Shower Room**

A modern suite comprising shower cubicle, Low level W.C. and wash hand basin inset vanity unit. Double storage cupboard.

**Garage**

Located on the ground floor of the block. Up & over door.

**Asking Price £300,000**

Sea View - Share of Freehold - Lockup Garage! Seaford Properties are delighted to offer this spacious fourth floor two large double bedrooms purpose built flat with a lift service and stunning sea views over Seaford Bay. 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. Also included is the very useful garage located on the ground floor of Dane Heights

The property is located within a stone's throw of the Esplanade and beach. Just a short walk into the town centre with its mainline train station and Brighton/Eastbourne bus services. The balance of a 999 year Lease remains and the flat comes with a share in the company that owns the Freehold. Council Tax Band C.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</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>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

20 Sutton Park Road  
Seaford  
East Sussex  
BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

