



27 Dane Heights, Dane Close, Seaford, BN25 1EA

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£175,000

A 3rd floor purpose built 1 double bedroom flat with stunning sea and beach views.

Well presented and light through-out the flat offers a 13' lounge/dining room with commanding views towards the sea and open doorway into the kitchen area. A shower room with a double walk-in shower. A double bedroom which also enjoys the stunning views over the sea and beach. Further benefits include: phone entry system, double glazing, lift and town centre location.

An enviable location, Dane Heights is situated between the town centre and seafront, close to local amenities. Seaford town centre offers a wide range of shopping facilities including restaurants, cafes, recreational facilities, a railway station with services to Brighton/Lewes/Gatwick/London Victoria, bus services to Eastbourne/Brighton, as well as beach and promenade, are all within a few hundred yards.



- Town Centre Location
- 3rd Floor Flat
- Well Presented
- Lift
- Superb Sea Views
- 1 Double Bedroom
- Light & Bright
- Secure Phone Entry



Hall	
Lounge/Dining Room	4.19m x 3.99m (13'8" x 13'1")
Kitchen	2.66m x 1.39m (8'8" x 4'6")
Bedroom	3.31m x 2.86m (10'10" x 9'4")
Shower Room	2.06m x 1.86m (6'9" x 6'1")

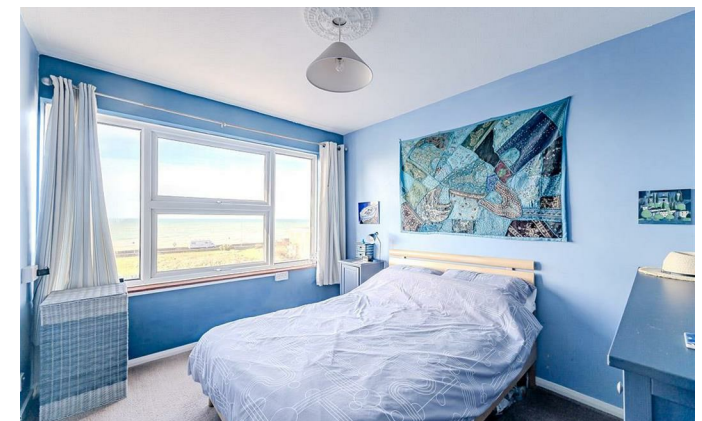
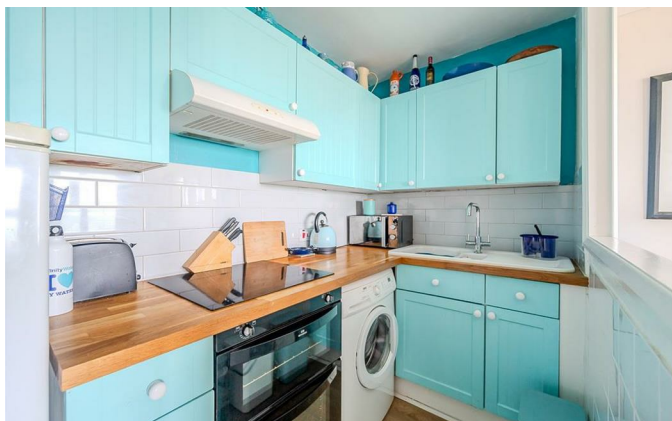
Leasehold -

- Maintenance: £1086.46 every 6 months

- Lease Remaining 946 years

Council Tax Band: B

EPC: E





Third Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 39.1 sq. metres (421.2 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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