



54 Dane Close, Seaford, BN25 1EB

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Offers In The Region Of £525,000

A stunning light and bright beach front house with unrivalled direct sea views. This property is perfect for those looking to enjoy the coastal lifestyle while being close to the popular Seaford town centre and mainline railway station.

The property has been improved to a high standard by the current owners with internal accommodation comprising; entrance hall, access to the garage which offers scope to develop subject to necessary consents, bedroom three and covered terrace. Stairs lead up to the low level wc on the half landing, then further leads to the open plan kitchen, living and dining area, previously two separate rooms this has been opened up to showcase the incredible views onto Seaford Beachfront and the sea. The kitchen area has matching wall and base cupboards, work surface which extends to a useful breakfast bar with seating under, space and plumbing for

appliances. The living area boasts Bi-Fold doors which lead onto the private deck again enjoying the direct sea views. The stairs lead up to the second floor landing where there are two double bedrooms and a modern bathroom. The master suite over looks the sea, whilst the modern bathroom has been improved by the owners to include a 'P' shape bath, low level wc, wash hand basin and skylight.

Outside to the front there is off road parking leading to the garage. The rear area offers a private decked seating area with glass screen and steps leading down to communal grass area with dwarf wall.

An enviable location, Dane Close is situated on the 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.









Entrance Porch

Entrance Hall

Bedroom

13'11" x 10'10" (4.24m x 3.30m)

Garage

17'10" x 8" (5.44m x 2.44m)

Covered Patio

First Floor Landing

Kitchen/Lounge/Diner

28'10" x 14" (8.79m x 4.27m)

Cloakroom

Second Floor Landing

Bedroom One

14" x 9'8" (4.27m x 2.95m)

Bedroom Two

14" x 9'3" (4.27m x 2.82m)

Bathroom

EPC: D

Council Tax Band: C





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Approximate Gross Internal Floor Area = 113.1 sq m / 1218 sq ft

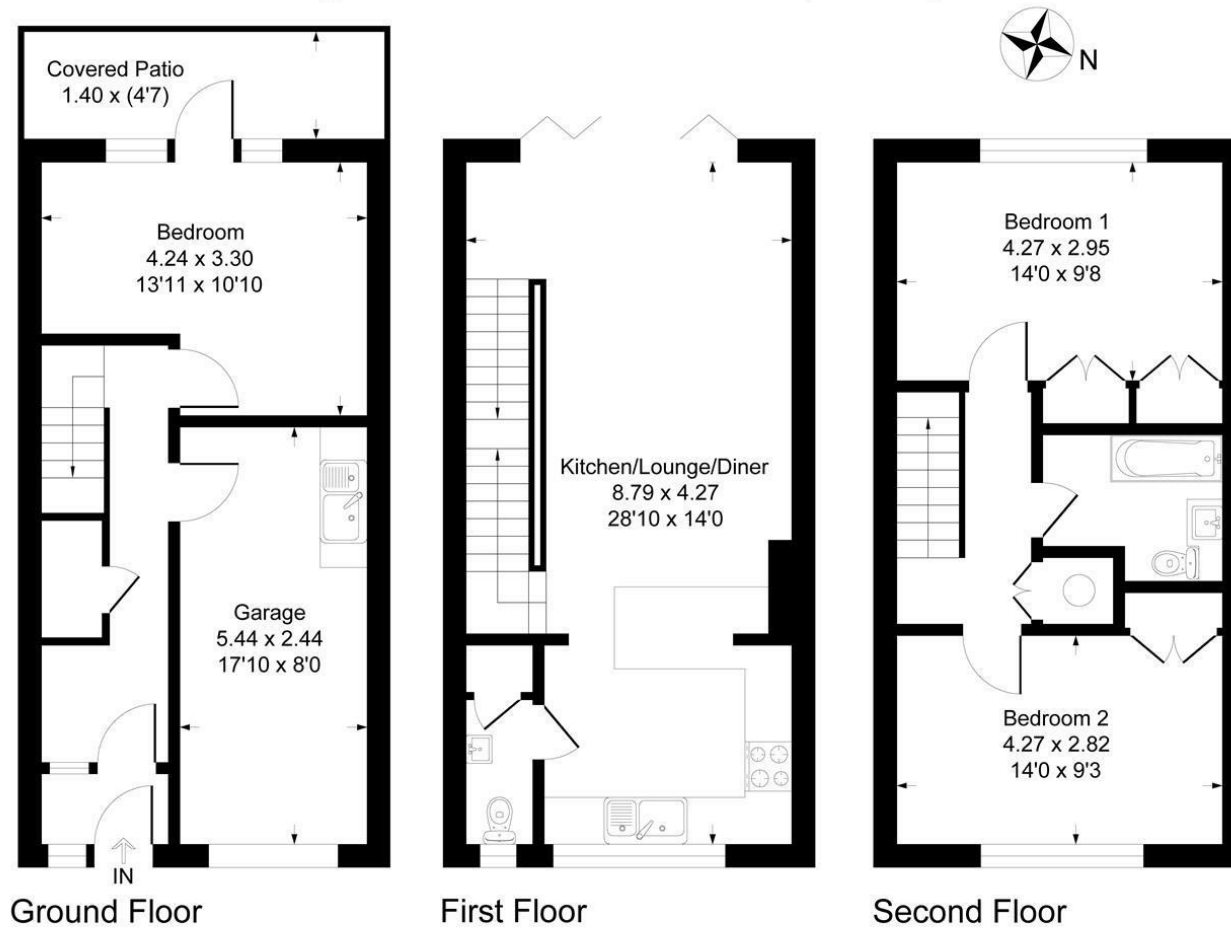


Illustration for identification purposes only, measurements are approximate, not to scale

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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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