



2 Dane Heights Dane Close, Seaford, BN25 1EA

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£220,000

Light and spacious with 2 double bedrooms this purpose built first floor balcony flat has superb sea views, is located in the town centre and has no onward chain. The 18' x16' living/dining shares the far reaching sea with the balcony accessed via a UPVC double glazed door. The kitchen which also shares the views and is accessible via french shutter doors from the dining area. Both double bedrooms have built in double wardrobes. A bathroom/WC with bath and shower over complete the flat's accommodation. Further benefits include: entry phone system, Share of Freehold, double glazed throughout and allocated parking space.

Situated between the town centre and seafront, Dane Heights is close to local amenities including railway station with services to Brighton, Lewes, Gatwick and London Victoria, bus services to Eastbourne and Brighton. The town centre offers a wide range of shopping facilities, restaurants, cafes and recreational facilities.



- Sea Views
- 2 Double Bedrooms
- Purpose Built
- Share of Freehold
- Approximately 849 sq. ft
- First Floor Balcony Flat
- Town Centre Location
- Secure Phone Entry
- No Onward Chain



Hall

Living/Dining Room 5.52m x 5.00m (18'1" x 16'4")

Balcony

Kitchen 3.06m x 2.45m (10'0" x 8'0")

Bedroom 1 4.30m x 3.83m (14'1" x 12'6")

Bedroom 2 3.32m x 3.23m (10'10" x 10'7")

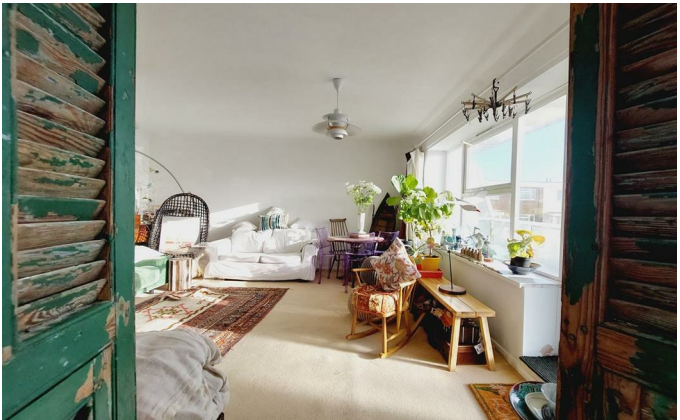
Bathroom

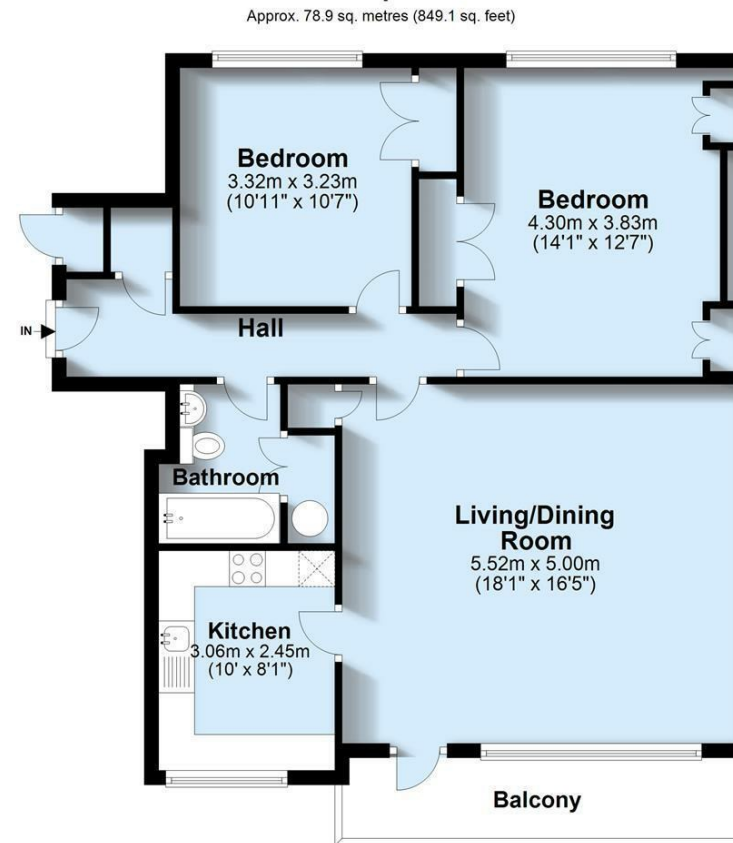
- Tenure:
- Share of Freehold
 - Maintenance: £2827 pa
 - Approx. 946 years remaining

Assigned Parking

Council Tax Band: C

EPC: E





Total area: approx. 78.9 sq. metres (849.1 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

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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