



Flat 2, 49 Dane Road, Seaford, BN25 1DY

ROWLAND
GORRINGE

49 Dane Road
Seaford
BN25 1DY

£160,000

A well presented one bedroom first floor flat with sea views and balcony, located within close proximity to the Town Centre and Seaford Esplanade.

The flat is light and bright throughout with good size rooms, communal entrance leads to the stairs to the first floor and personal entrance door. The inner hall provides access to all of the rooms, with living room boasting sea views, kitchen with wall and base cupboards, wall mounted boiler and some built in appliances. The double bedroom with balcony and spacious bathroom complete the accommodation.

Dane Road is ideally situated between the Beach and Seaford town centre within a few minutes walk to all its amenities, including a regular bus service between Brighton and Eastbourne, a mainline railway station, shops, restaurants and pubs. Seaford is surrounded by the South Downs National Park and an esplanade running from Splash Point below Seaford Head all the way to the Seaford Sailing Club. The town also benefits from two golf courses, a number of sport clubs, good schools and numerous other leisure activities.



- Sea Views
- Share of Freehold
- Close to Esplanade
- Priced to Sell
- Balcony
- One Bedroom
- Close to Town
- Great Investment
- No Ongoing Chain



Entrance	
Personal Entrance Door	
Hall	
Living Room	3.88 x 3.63 (12'8" x 11'10")
Bedroom	3.63 x 3.28 (11'10" x 10'9")
Balcony	
Kitchen	2.81 x 2.07 (9'2" x 6'9")
Bathroom	2.81 x 1.7 (9'2" x 5'6")

Leasehold: Share of Freehold

Lease Length: TBC

Maintenance: Peppercorn

EPC: C

Council Tax: A





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

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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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