



31 DANE HEIGHTS, SEAFORD, EAST SUSSEX, BN25 1EA

£225,000

A spacious fourth floor flat with two double bedrooms, delightful sea views and situated close to Seaford town centre.

The accommodation comprises entrance hall, large dual aspect lounge/diner with far reaching sea views and toward Seaford Head golf course. The separate kitchen also shares the sea views. Modern shower room and two double bedrooms with built-in wardrobes.

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. Seaford town centre offers a wide range of shopping facilities, restaurants, cafes and recreational facilities.

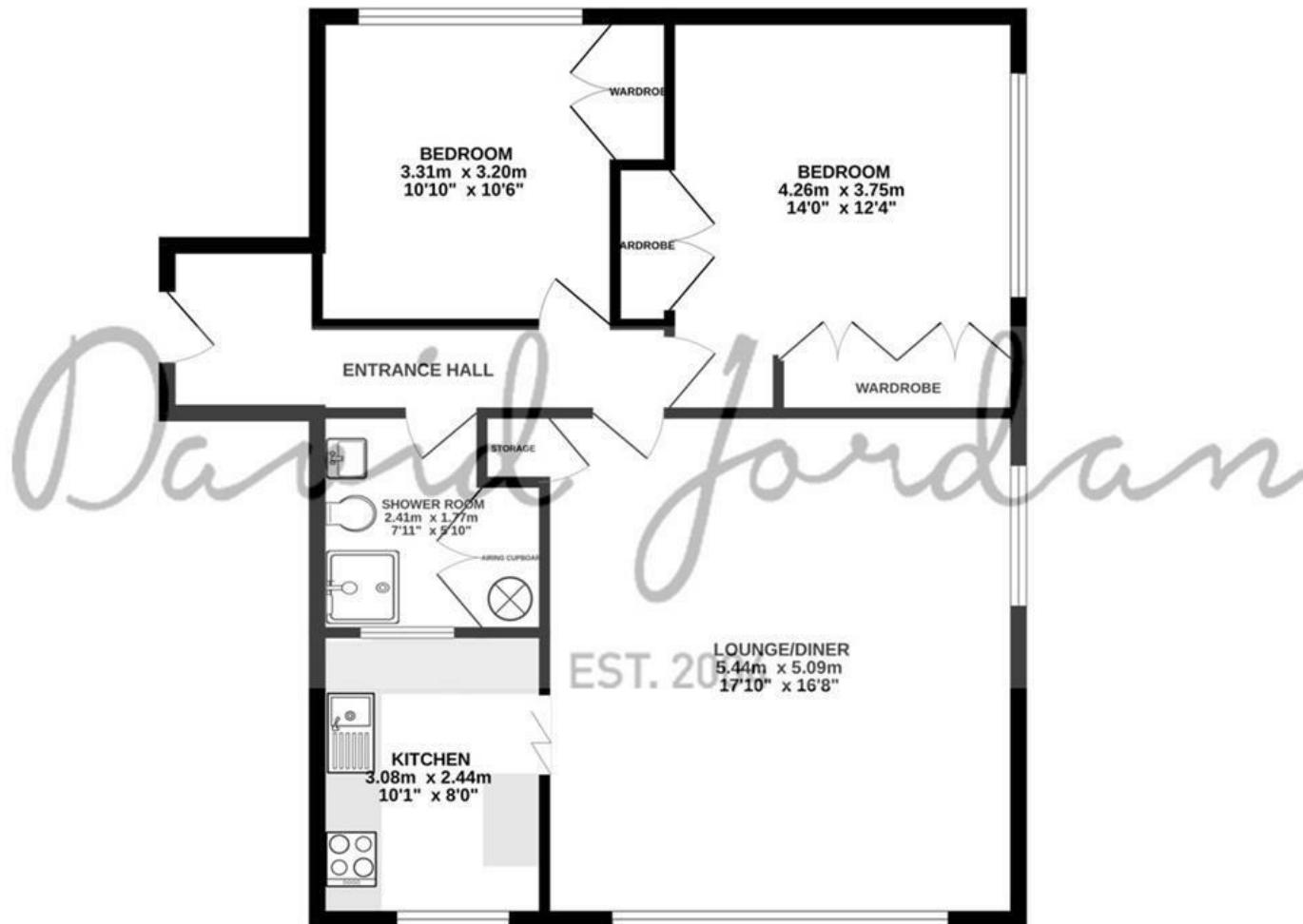
An internal inspection is advised to appreciate the views and the space on offer with the property.

Please be aware that we understand the apartment forms part of a relevant building as defined within the Building Safety Act 2022.

- TWO DOUBLE BEDROOMS
- FOURTH FLOOR APARTMENT
- EXPANSIVE SEA VIEWS
- TOWN CENTRE LOCATION
- LARGE LOUNGE/DINER
- SEPARATE KITCHEN
- MODERN SHOWER ROOM
- UPVC DOUBLE GLAZING
- 945 YEARS REMAINING ON THE LEASE
- LIFT TO ALL FLOORS



MID FLOOR FLAT
75.9 sq.m. (817 sq.ft.) approx.



31 DANE HEIGHTS DANE CLOSE SEAFORD

TOTAL FLOOR AREA: 75.9 sq.m. (817 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C



ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004