



15 STEYNE CLOSE CROOKED LANE, SEAFORD, EAST SUSSEX, BN25 1QD

£185,000

An opportunity to acquire this two bedroom apartment located in the popular south east corner of Seaford.

The property boasts good sized accommodation, with a good sized living area benefiting from a balcony with views towards the sea and Seaford Head. The two bedrooms both feature built-in storage while being suitable for double beds. Complete with a kitchen, shower room and separate WC.

Steyne Close also provides well-maintained communal gardens tucked behind established shrubs for privacy.

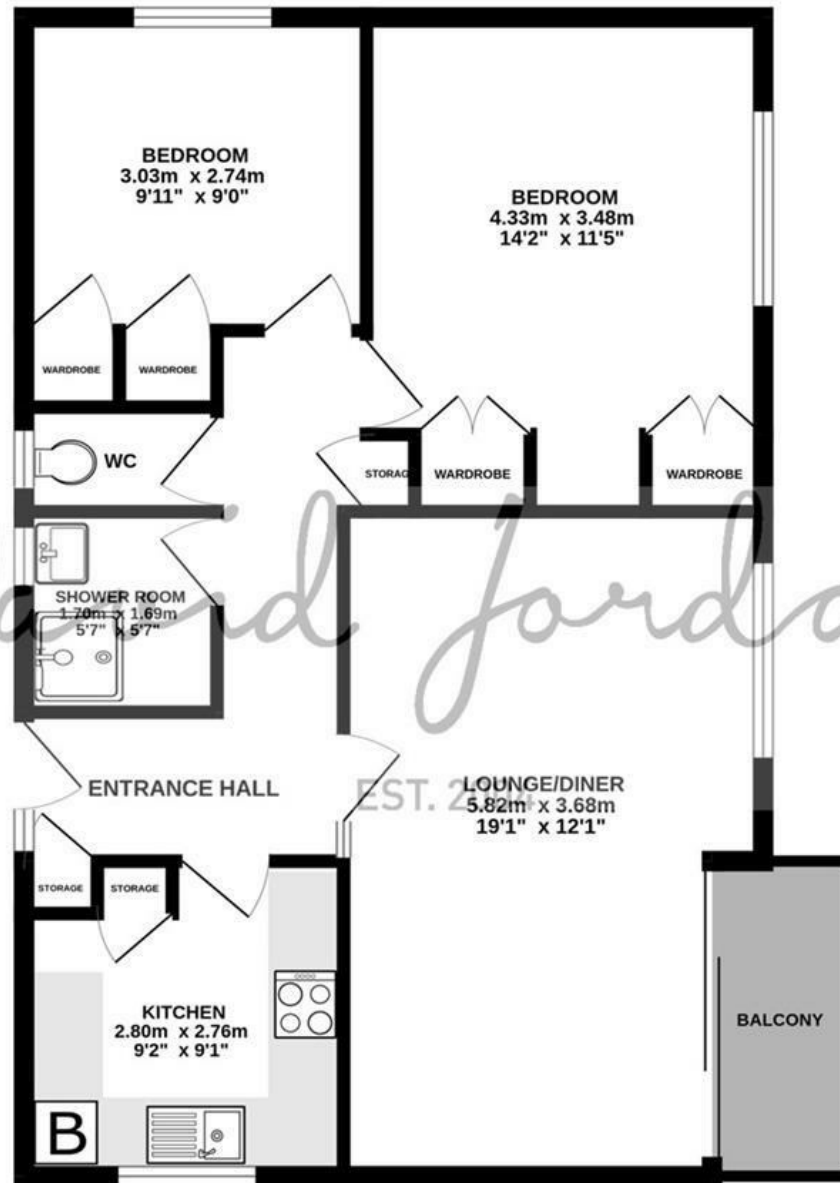
Ideally located just a short walk to Seaford seafront, less than half a mile to Seaford town centre, with schools situated nearby. The property provides convenience for everyday living as well as pleasure. In readiness for completion of sale our vendor is currently arranging for an additional 90 years extension on top of the current lease that has 76 years remaining. We understand the service charge to be £1,896.66 per year.

Available with no onward chain and vacant possession.

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SOUTHERLY ASPECT
BALCONY
- VIEWS OF THE SEA AND
SEAFORD HEAD
- KITCHEN
- SHOWER ROOM
- WITHIN QUARTER OF A MILE
TO THE TOWN CENTRE
- SITUATED WITHIN CLOSE
PROXIMITY TO SEAFORD
SEAFRONT
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS



64.5 sq.m. (695 sq.ft.) approx.



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TOTAL FLOOR AREA : 64.5 sq.m. (695 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, systems and appliances shown 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: C



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