



Flat 5, 64 Dane Road, Seaford, BN25 1DU

ROWLAND
GORRINGE

64 Dane Road
Seaford
BN25 1DU

£240,000

A well presented 2 bedroom top floor flat ideally situated between Seaford esplanade and Town Centre. Share of freehold included.

This well presented and deceptively spacious flat is light and bright throughout with internal accommodation comprising; Welcoming and spacious dining hall, traditional style galley kitchen with built in appliances including gas hob, electric oven, double sink and drainer unit with views out across the sea. There is further space for ample appliances. The double aspect living room is extremely light and very generously sized. The characterful shower room is fitted with a retro-inspired colour scheme and equipped with stand alone shower, wc and wash hand basin.

Both bedrooms are generous in size and boast beautiful sea views. There is one further study/eaves storage.

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.



- Approximately 815 sqft
- Sea Views
- Walking Distance to the Seafront
- Deceptively Spacious
- Close to Shops
- Share of Freehold
- Two Bedrooms
- Well Presented
- Ideally Situated
- Close to Train Station



Kitchen	2.97 x 2.87 (9'8" x 9'4")
Living Room	5.66 x 3.25 (18'6" x 10'7")
Dining Area	2.97 x 2.95 (9'8" x 9'8")
Shower Room	2.29 x 1.55 (7'6" x 5'1")
Bedroom One	4.09 x 3.15 (13'5" x 10'4")
Bedroom 2	4.75 x 2.39 (15'7" x 7'10")
Study	4.78 x 2.39 (15'8" x 7'10")

EPC - C

Council Tax Band - A

Maintenance - £150 pm

Lease Information - 951 Years Remaining

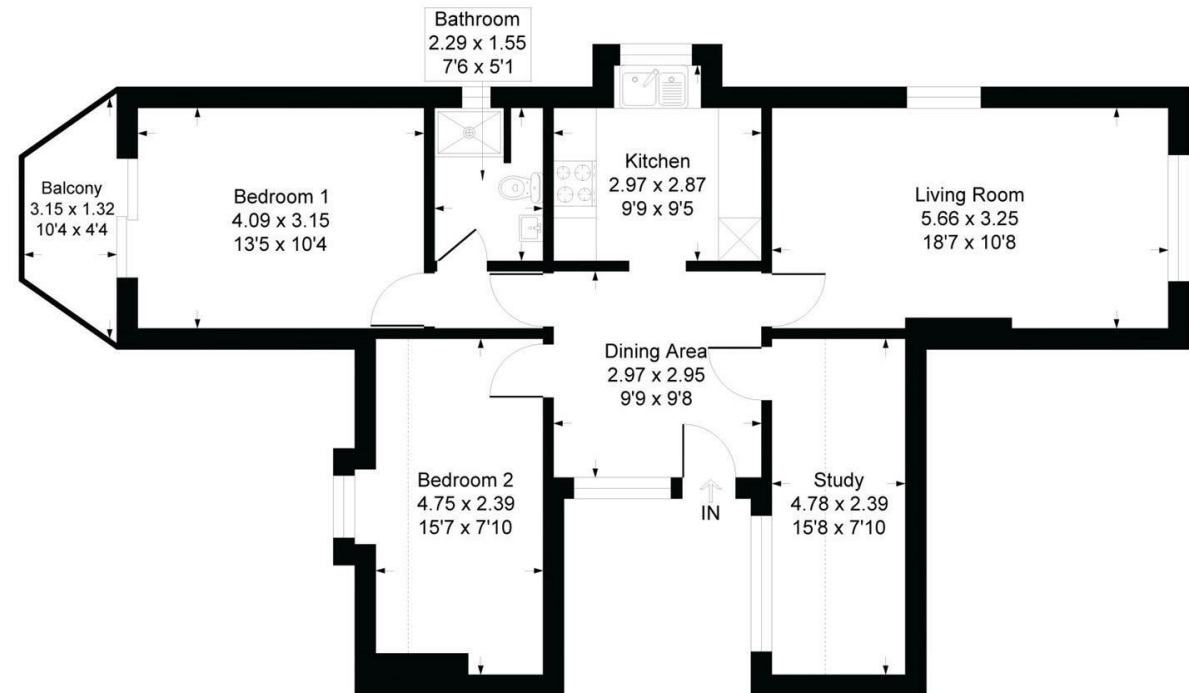
Share of Freehold





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Approximate Gross Internal Floor Area = 75.73 sq m / 815 sq ft



Second Floor

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

Rowland Gorringe 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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