







2 Bed

Flat

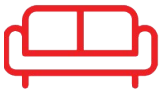
located in Dane Close

SEAFORD PROPERTIES

8 Dane Heights Dane Close
Seaford
BN25 1EA


2


1


1


C

Asking Price £230,000

Seaford Properties are delighted to present this spacious and beautifully presented purpose-built flat, boasting stunning sea views across Seaford Bay and the added convenience of lift access.
This bright and airy home offers two generous double bedrooms, a spacious lounge/dining room with impressive coastal views, a well-appointed kitchen, and a newly fitted contemporary shower room. Large windows throughout flood every room with natural light, creating a welcoming and spacious feel.
The flat has been freshly and neutrally decorated throughout and benefits from refurbished electric central heating, allowing the next owner to move straight in and enjoy.

Ideally situated just a stone's throw from Seaford's picturesque Esplanade and beach, the property also enjoys an excellent location within easy walking distance of the town centre, where you'll find a wide range of shops, cafés, restaurants, the mainline railway station with direct links to London, Brighton and Eastbourne, and regular bus services along the coast.

Offering outstanding peace of mind, the property is sold with the balance of a 999-year lease, with approximately 944 years remaining, together with a share of the freehold, making this an attractive long-term investment as well as a wonderful coastal home.

Whether you're looking for a permanent residence, a seaside retreat or a buy-to-let investment, this exceptional apartment combines generous accommodation, breath-taking sea views and a highly sought-after location close to all local amenities.

Description

Seaford Properties are delighted to present this beautifully presented two double bedroom purpose-built apartment, enjoying breath-taking panoramic views across Seaford Bay from both the living accommodation and private balcony.

Accessed via a secure communal entrance with entry phone system, lift and stair access to all floors, this bright and spacious apartment offers well-proportioned accommodation throughout, making it an ideal home for those looking to embrace coastal living.

The generous lounge/dining room is flooded with natural light from a large picture window, perfectly framing the stunning sea views. A door leads directly onto the private balcony, providing the perfect place to relax with a morning coffee or unwind while taking in the spectacular outlook across Seaford Bay. The adjoining kitchen is well-appointed with a range of matching wall and base units, an integrated hob and oven, ample storage, and space for further appliances, with the added benefit of a sea view from the kitchen window.

There are two well-proportioned double bedrooms, both benefiting from built-in wardrobes, with the principal bedroom offering excellent space for additional freestanding furniture. The accommodation is completed by a newly fitted contemporary shower room with a large double shower, wash hand basin and low-level WC.

The property also benefits from a newly refurbished electric heating system which can be controlled remotely. The flat is also newly decorated fresh and neutral throughout.

Situated in a sought-after coastal location, the apartment offers the perfect balance of comfort, convenience and outstanding scenery. Whether you are looking to downsize, purchase a permanent seaside residence, or secure a lock-up-and-leave holiday home, this exceptional apartment is sure to impress.

With lift access, spacious accommodation, a private balcony and some of the finest sea views Seaford has to offer, early viewing is highly recommended.

LEASE - 944 years remaining of 999 year lease
GROUND RENT - £0
SERVICE CHARGE - £2969.28
COUNCIL TAX BAND - C



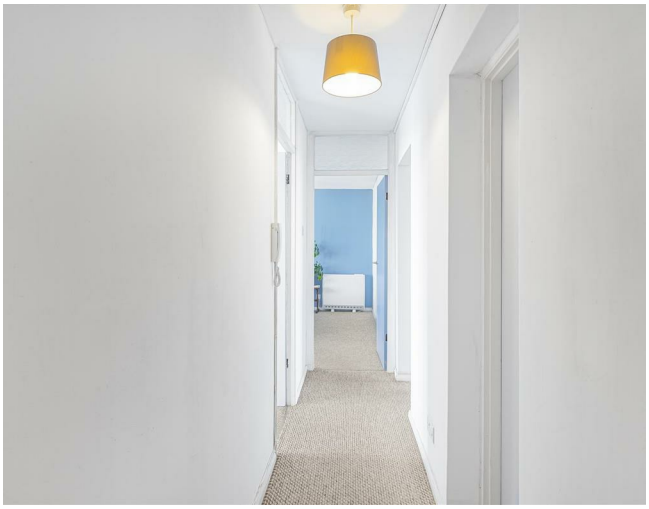














8 Dane Heights Dane Close, Seaford, BN25 1EA



8 Dane Heights, BN25 1EA

Approximate Gross Internal Floor Area = 75.21 sq m / 810 sq ft

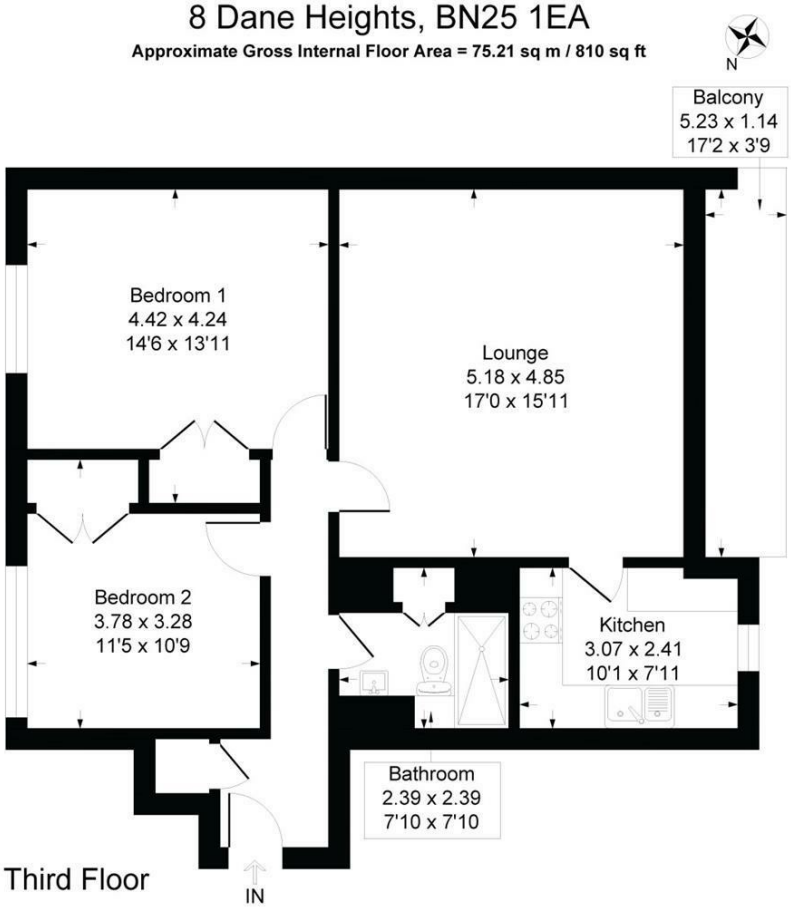
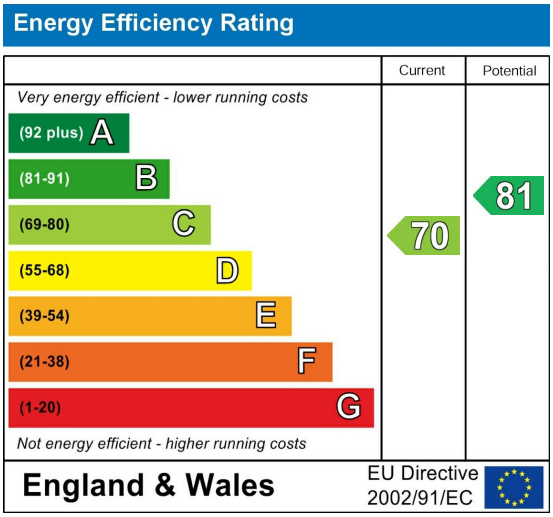


Illustration for identification purposes only, measurements are approximate, not to scale



Disclaimer

• Money Laundering Regulations 2017 In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

• Property Information Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

• Measurements All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

• Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.

• These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.

CONTACT

18 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

SEAFORD PROPERTIES