6 Dane Close, Seaford, BN25 1EB

ROWLAND GORRINGE

6 Dane Close
Seaford
BN25 1EB

£260,000

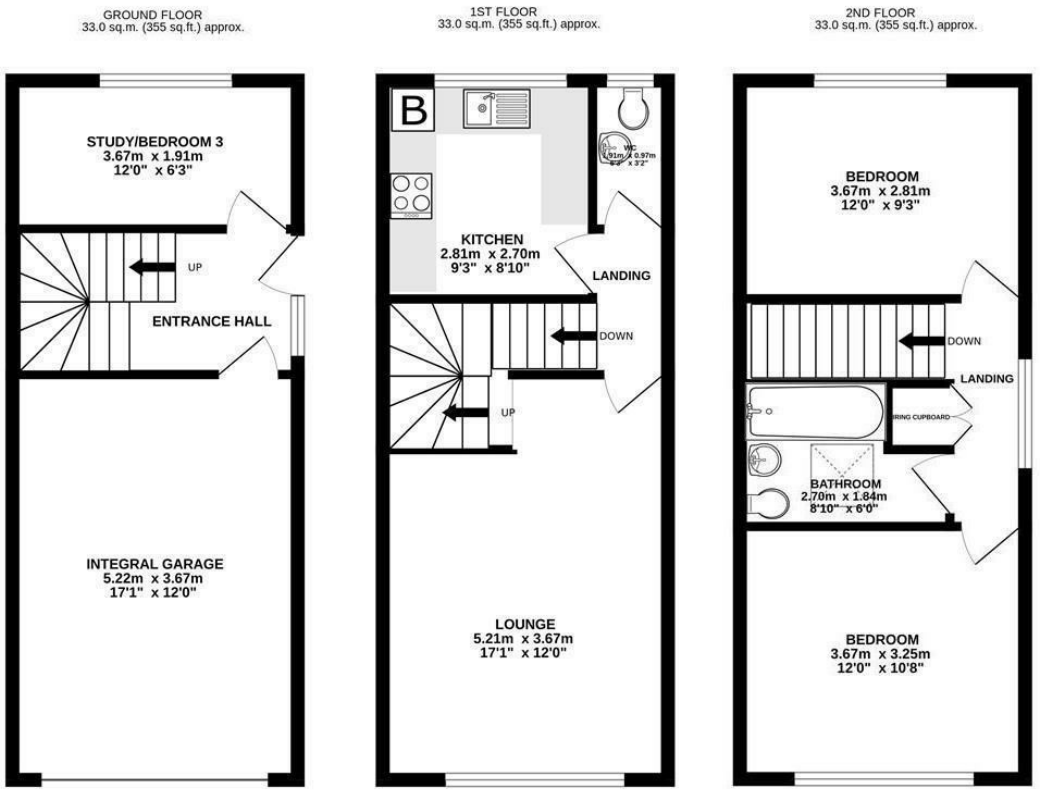
Arranged over 3 floors the property does need refurbishment through-out but is surprisingly spacious and light. The ground floor has the 3rd bedroom to the rear with fitted cupboard and overlooks the garden. The integral garage sits to the front with power and a personal door to the hallway. The first floor has the kitchen to the rear overlooking the garden, a separate toilet and a living room to the front. The living room has floor to ceiling windows with views to the sea and a staircase leading to the second floor. Finally the third floor has the family bathroom with skylight as well as bedrooms 1 and 2, both of which have seaviews.

Being end of terrace the garden at the property is slightly larger than many of its neighbours as well as west facing there is a side entrance to the front, patio and lawn area. The front of the house overlooks the communal square with hardstanding for one vehicle in front of the integral garage and pathway leading to the house.

Dane Close is ideally located as it sits between the sea front and the town centre. The property itself looks onto a communal square. Within a few hundred yards you will find Seaford town centre, which offers a wide range of shopping facilities including restaurants, cafes, recreational facilities, a railway station with services to Brighton/Lewes/Gatwick/London Victoria, bus services to Eastbourne/Brighton. Whilst within a couple of hundred yards is the seafront with its beach and promenade.

- Approximately 1066sq ft
- 3 Bedrooms
- Integral Garage
- Westerly Garden
- No Onward Chain
- Town Centre House
- Seaviews
- Close to Seafront
- Hard Standing

Entrance Hall	
Bedroom 3/Study	3.67m x 1.91m (12'0" x 6'3")
Integral Garage	5.22m x 3.67m (17'1" x 12'0")
First Floor Landing	
Kitchen	2.81m x 2.70m (9'2" x 8'10")
Toilet	
Living Room	5.21m x 3.67m (17'1" x 12'0")
Bedroom 1	3.67m x 3.25m (12'0" x 10'7")
Bedroom 2	3.67m x 2.81m (12'0" x 9'2")
Bathroom	2.70m x 1.84m (8'10" x 6'0")
Rear Garden	
Driveway	
Council Tax Band: C	
EPC: D	



6 DANE CLOSE SEAFORD

TOTAL FLOOR AREA : 99.0 sq.m. (1066 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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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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