



31 Dane Heights Dane Close, Seaford, BN25 1EA

31 Dane Heights

Dane Close

Seaford

BN25 1EA

£225,000

A town centre 2 double bedroom fourth floor flat with stunning unrestricted views to the sea and Seaford Head, no onward chain.

This fourth floor flat has superb sea views to the front from the kitchen and the dual aspect living/dining room, the living area further boast stunning views towards Seaford Head. Whilst both double bedrooms have views over Seaford towards distant South Downs farmland. Both bedrooms also benefit from built in double wardrobes and completing the accommodation is a modern shower room/wc. Further details to note: secure phone entry system to the building and lift to all floors.

An enviable location, Dane Heights is situated between the town centre and seafront, close to local amenities. Seaford town centre 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, as well as beach and promenade, are all within a few hundred yards.



- 817 Square Feet
- Seaford Head Views
- Close to Town Centre
- 4th Floor
- Unrestricted Sea Views
- Close to Seafront
- Lift to All Floors
- 900 + Lease Length



Communal Entrance

Entrance Hall

Lounge/Diner 5.44m x 5.08m (17'10" x 16'8")

Kitchen 3.07m x 2.44m (10'1" x 8")

Bedroom One 4.27m x 3.76m (14" x 12'4")

Bedroom Two 3.30m x 3.20m (10'10" x 10'6")

Shower Room 2.41m x 1.78m (7'11" x 5'10")

Lease Information -

Share Of Freehold

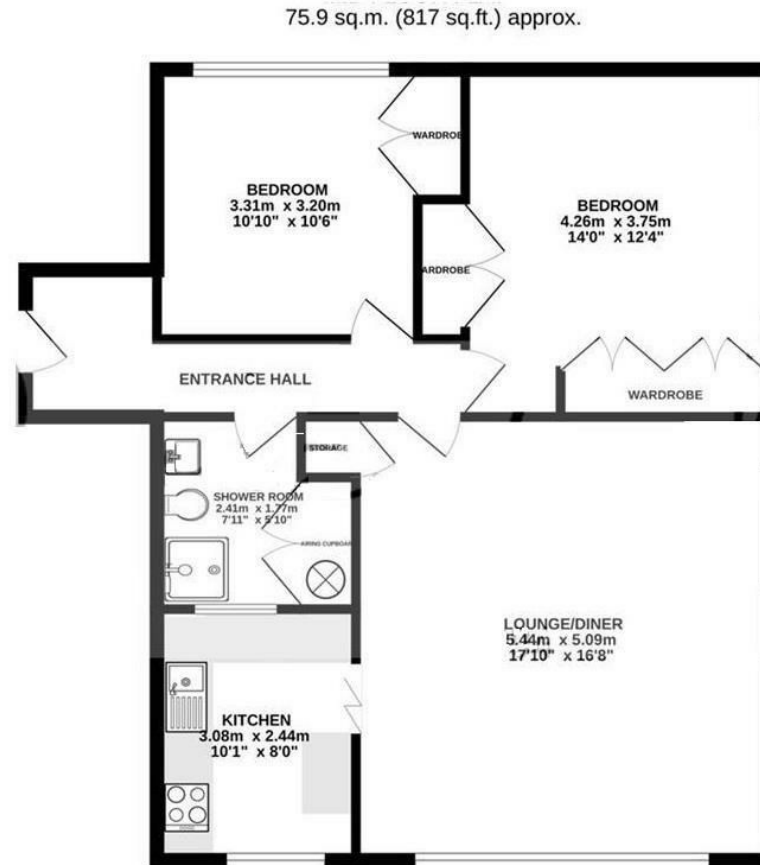
Maintenance - £1484 Every 6 Months

Lease - 945 Years remaining

Council Tax: C

EPC: D





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 herein, 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.
Made with Metropia ©2025.

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



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.

**ROWLAND
GORRINGTON**