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**Crouchfield Close  
Seaford**

**Asking price £190,000**

We are delighted to offer this large two bedroom third floor flat with expansive sea views and views towards Seaford Head, within walking distance of Seaford town centre, bus and rail services.



# Crouchfield Close Seaford

## Communal entrance hall

Secure access and intercom service for visitors.  
Gives access to passenger lift and staircase.

## Communal Third floor landing

Letter and parcel hatch.

## Hallway

This gives access to the lounge, kitchen and guest cloakroom.

Built-in storage cupboard.

## Lounge/Dining room

A room with a view.

This is a beautiful and spacious room with large windows overlooking the communal gardens and views of Seaford Head and the sea.

There is a door leading out on to a private balcony with similar stunning views.

A further door leads to the bedrooms and family bathroom.

## Balcony

This lovely private space is large enough for a table and four

chairs.

With beautiful views over the sea, Seaford Head and the communal gardens.

## Main bedroom

A large double bedroom with window overlooking the communal gardens and views toward Seaford Head and over the sea.

Built-in wardrobe.

## Second bedroom

A spacious double bedroom with a window facing the town centre.

Built-in wardrobe.

## Kitchen

Good size kitchen with a range of cupboards, two built-in storage cupboards and space for a cooker and fridge.

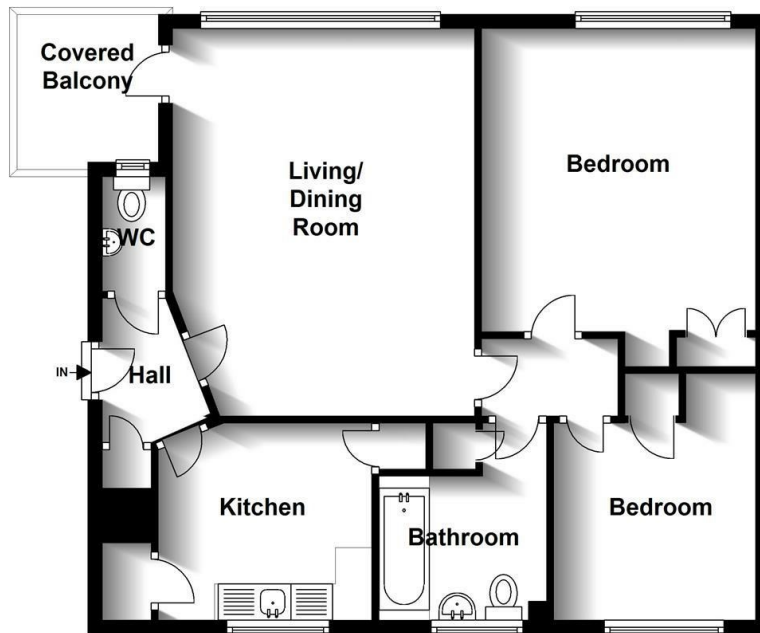
## Bathroom

Decent size bathroom with bath, toilet and hand wash basin.

## Guest cloakroom

Toilet and hand wash basin

Approx. 71.2 sq. metres (766.0 sq. feet)



Total area: approx. 71.2 sq. metres (766.0 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	80
EU Directive			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		72	81
EU Directive			