



Bracken Road Seaford

Guide price £615,000

Freehold – No onward chain

This is an attractive detached three to four bedroom character family home in a Cul de Sac and located in a preferred location.

Accommodation comprises of a light and airy lounge with French doors leading to a private rear garden, dining room, a fully integrated kitchen/diner, three double bedrooms, study/home office, two bathrooms plus a separate WC, garage plus off road parking for two cars.

The good sized front and rear gardens are well stocked and with a shaded patio area perfect for private alfresco dining and entertaining.



Bracken Road Seaford

Entrance Hall

A spacious and inviting entrance hall with a cloak and storage cupboard. Doors leading to kitchen, living areas and utility room.

Guest WC

Toilet, basin and radiator

Lounge

The Lounge is a bright and airy double aspect room with French doors leading to the private rear garden. The electric fire with it's beautiful fire surround gives it a nice and cosy feel.

Dining Room

The dining room is located between the kitchen and lounge, perfect for entertaining guests.

Kitchen/Diner

A lovely kitchen with a bay window allowing views towards the front garden with a good number of storage cupboards and drawers. Integrated hob, double oven, space for a dishwasher and fridge/freezer.

Utility Room

Plumbed for a washing machine.

First Floor Landing

Airing cupboard

Main Bedroom with Study and En-Suite Bathroom

A double bedroom with double aspect windows and built-in wardrobes with a door leading to a study, home office, nursery and an en-suite bathroom. The main window overlooks the rear garden.

En-Suite Bathroom

This bathroom is fitted with a shower cubicle with an electric shower, bidet, toilet and basin. The walls are tiled to ceiling height and an extractor fan is fitted.

Study/Home Office/Nursery

This room is currently set up as a sewing room and is located between the main bedroom and it's en-suite bathroom. Double aspect windows overlook the rear garden.

Bedroom Two

A double bedroom with double aspect windows with views to the front garden.

Bedroom Three

A light and airy double bedroom.

Family Bathroom Plus

The main bathroom is light and airy with a large window. Bath with overhead electric shower and basin. A separate toilet and basin is located next to the bathroom.

Parking and Loft

The garage is fitted with barn doors, electrics and a door leading to the rear garden.

Drive way with off road parking for two cars.

The boiler is located in the garage.

The loft is boarded with a drop down ladder and an electric light.

Outside

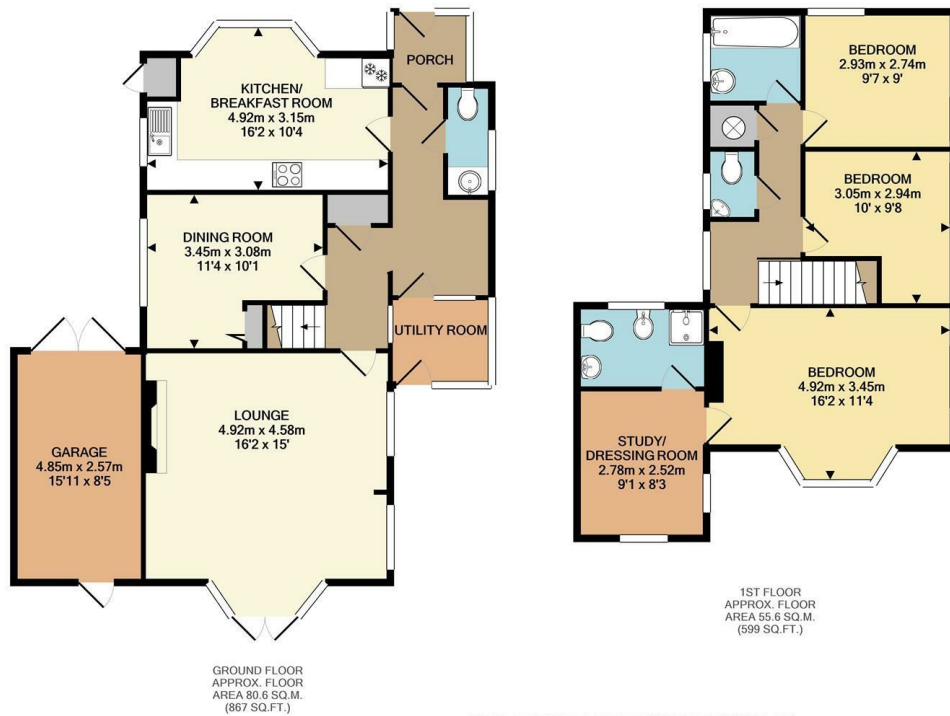
Store Room where the consumer unit is located.

The good sized private rear garden is well stocked and has a summerhouse, green house, a shed and a shaded patio area..

Council Tax

Tax Band E

Approx. £2676 pa



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	80 62
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions [92 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 ₂ emissions	80 62
England & Wales EU Directive 2002/91/EC	



OUSEVALLEY PROPERTY MARKET LIMITED IS REGISTERED IN ENGLAND UNDER COMPANY NUMBER 08633641
AT WILSON HOUSE, 48 BROOKLYN ROAD, SEAFORD, EAST SUSSEX, BN25 2DX, UK

