

2
BED

Close to Town Centre and Seafront
32, Bramber Close, Seaford, BN25 1QB



Price £297,500

Freehold

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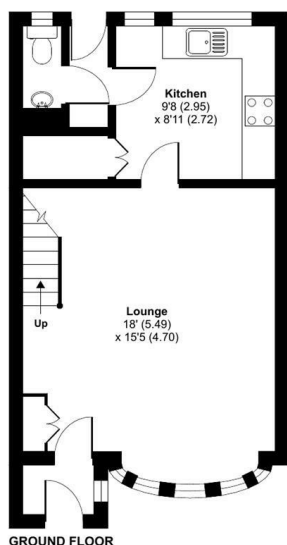
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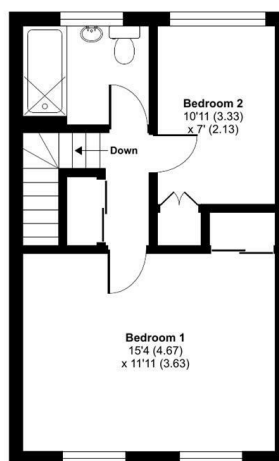
Bramber Close, Crooked Lane, Seaford, BN25

Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Phillip Mann Estate Agents. REF: 825009

inbrief...

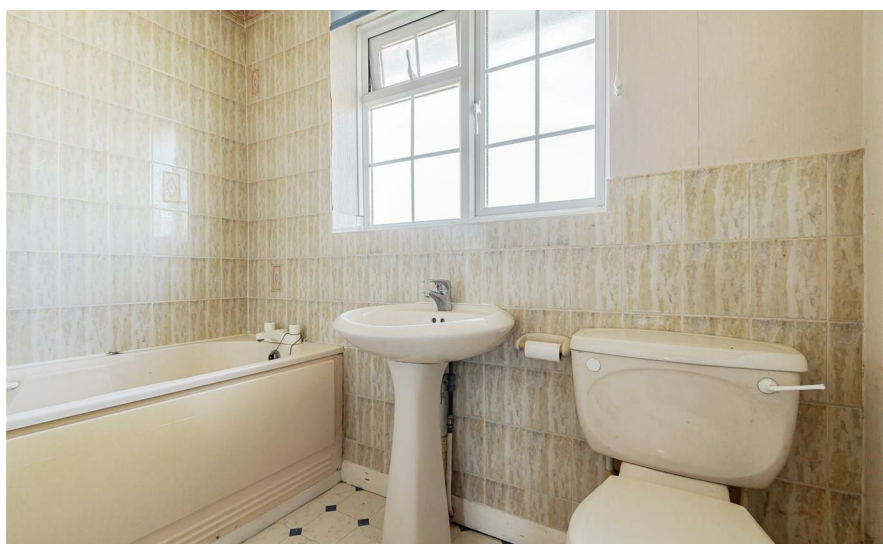
Phillip Mann are delighted to offer a two bedroom house in a quiet yet central location, near to shops, amenities, public transport and seafront. Benefits include gas fired central heating with modern boiler, double glazing and garage in a near by block.

The useful entrance porch leads to lounge/dining room with wood block flooring, cloaks cupboard, storage cupboard, gas point and bay window to front. The kitchen is fitted with a sink set into work surface with cupboards and drawers below, inset four ring gas hob with electric oven below and filter hood above,, matching wall mounted units, large understairs cupboard, space for fridge/freezer, window to rear and door to lobby. The lobby has plumbing for washing machine, door to cloakroom and door onto the rear garden. The cloakroom has a close coupled w/c, mini wash basin and frosted window.

The first floor landing has access to the loft space with fitted ladder and large airing cupboard housing modern Intergas boiler. Bedroom one has a built in double wardrobe and two windows to front with views towards the communal garden. Bedroom two also has a built in double wardrobe and window to rear with angled view towards Seaford Head. The bathroom has a bath with shower over, pedestal basin, close coupled w/c, part tiled walls and frosted window.

The small rear garden is low maintenance and has a part covered porch and patio. The small front garden is open plan and has mature bushes. The garage is located in a nearby block and has an up and over door. There are communal gardens and the maintenance charge is £175 per six months.

CHAIN FREE.



Energy Rating C

Council Tax Band C

moreinfo...



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www.phillipmann.com