

3  
BED

## Charming Cottage in Town Centre

Tanglewood 37, Bramber Road, SEAFORD, BN25 1AP



## localknowledge...

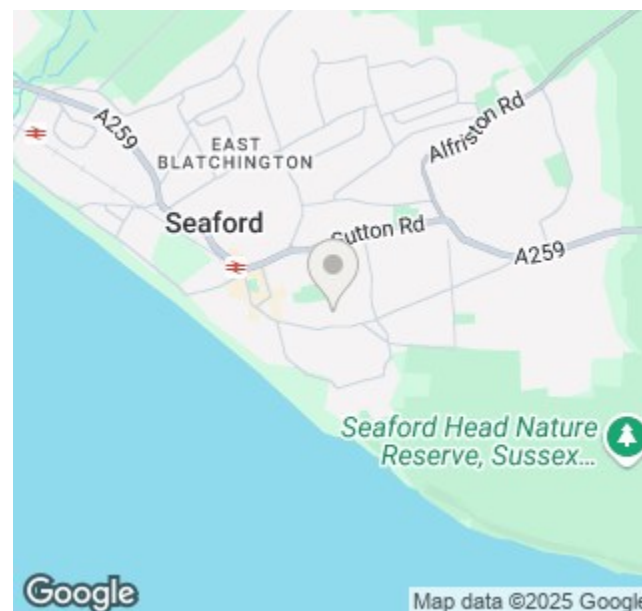
Located in the heart of the town and within easy walking distance of shops, pubs, restaurants and tea rooms. Seaford railway station has direct links to Gatwick/London Victoria and there is a regular bus service to Brighton/Eastbourne. Seaford beach and Esplanade are within a 10 minute walk.

## moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
 01323 898666

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



**we do more...**  
 keeping  
 customers  
 happy

**No.1 sellers**

in Seaford, Newhaven  
 and Peacehaven

Price £595,000

Freehold

**phillipmann**  
 we do more



inbrief...

This charming detached cottage is located in the heart of the town centre, convenient for all local amenities. The brief accommodation comprises 3 double bedrooms, sitting room, conservatory, dining room, kitchen, bathroom, sept WC, garage and parking, well established gardens.

Style:	Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	150.52 SQ M/1620 SQ FT
Outside:	Garage and Parking
Parking:	Well Established Gardens
Energy rating:	D
Council Tax Band:	E



moredetail...

This charming detached cottage is conveniently located in the heart of the town and retains a wealth of character features. Standing on good size plot with well established gardens and benefitting from a garage with off street parking, double glazed windows and gas central heating.

As you approach the property the attractive front garden has well stocked flower borders and path to gated side access and front entrance porch.

The spacious entrance hall has stairs to the first floor and under stair storage. The well appointed sitting room has a dual aspect and a feature polished stone fire surround with gas fire, which makes a nice focal point. There are double doors to an enclosed veranda with access to the front garden and connecting door to the conservatory which has a pitched roof, underfloor heating and pleasant outlook over the rear garden.


The kitchen has a range of 'Shaker' style wall/base cupboards, complemented by ample working surface with inset sink unit, appliance space for cooker, washing machine and dish washer. There is a pantry housing the fridge/freezer and cupboard with 'Worcester' central heating boiler. There is a nice outlook over the rear garden and door to the side access. The connecting formal dining room has a view over the front garden.

On the first floor landing there is a separate WC and family bathroom comprising a cast iron bath with mains shower over and glass screen, pedestal wash basin, heated towel rail and tiled walls/floor.

A particular feature of the property is the good size master bedroom which has a delightful dual aspect. There are a bank of fitted wardrobes, dressing/office space and doors onto an enclosed balcony with superb views towards the sea and Seaford Head. Bedroom two also enjoys views of Seaford Head.

An enclosed staircase gives access to a large attic room/bedroom with velux windows and eves storage.

The secluded rear garden has a patio area, gardeners toilet and large timber shed/work shop with power.



To book an appointment to view this property or for further information please call the Seaford office on 01323 898666.

