



23 BROOKLYN ROAD, SEAFORD, EAST SUSSEX, BN25 2DU

£325,000

A two double bedroom semi-detached house conveniently situated within walking distance of Seaford town centre with its variety of shops, restaurants, coffee shops and bars.

Seaford railway station and the Salts recreation ground are also within easy reach.

Full of character, this family home retains some original features and comprises of a separate living room, dining room and separate kitchen.

On the first floor, there are two double bedrooms and a large family bathroom with a separate shower, and utility cupboard.

The side path leads to a part paved rear garden with steps up to the lawn and decked area.

Further benefits include Envirovent indoor ventilation system, HIVE controlled gas fired central heating and uPVC double glazing.

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED HOUSE
- VERY WELL-PRESENTED
- CLOSE PROXIMITY TO SEAFORD SEAFRONT
- LOW MAINTENANCE REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- LIVING ROOM AND DINING ROOM
- ENVIROVENT INDOOR VENTILATION SYSTEM AND HIVE CONTROLLED GAS FIRED CENTRAL HEATING
- LARGE BATHROOM WITH SEPARATE SHOWER
- WITHIN EASY REACH OF SEAFORD TOWN CENTRE



GROUND FLOOR  
36.1 sq.m. (389 sq.ft.) approx.

1ST FLOOR  
37.0 sq.m. (398 sq.ft.) approx.



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TOTAL FLOOR AREA: 73.1 sq.m. (787 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 in 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.  
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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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