



5 Bramber Road
Seaford, BN25 1AG
£280,000



5 Bramber Road

Seaford, BN25 1AG

Phil Hall Estate Agents welcomes to the market this intriguing property situated in one of Seaford's most desirable and well-established residential locations which presents a rare and versatile opportunity. Formerly a three-bedroom end-of-terrace family house, the building has since been reconfigured into two self-contained one-bedroom flats. This layout creates enormous flexibility—ideal for investors, multi-generational living, or those wishing to convert the property back into a single dwelling (subject to necessary consents).

Bramber Road is highly sought after for its proximity to the seafront, town centre, railway station, excellent bus links, and the renowned Seaford Head Golf Course. The area combines coastal charm with everyday convenience, making it a prime position for homeowners and tenants alike.

A communal entrance hall provides access to both the ground floor and first floor accommodation. The ground floor flat benefits from well-balanced rooms and direct access to the rear garden—one of the most attractive aspects of this level.

Positioned at the rear of the flat is the separate kitchen, a practical and functional space with the potential to be redesigned as a stylish kitchen-breakfast room. A key benefit is the door providing direct access to the rear garden, making this flat ideal for those who enjoy outdoor living or gardening.

Off the entrance hall sits a double bedroom, well proportioned and overlooking the quieter surroundings to the rear. The bathroom, located just off the kitchen, completes the accommodation on this level.

Stairs from the communal hall rise to the first floor flat. The living room at the front enjoys elevated views towards Seaford seafront and Seaford Head Golf Course.

A well-proportioned kitchen sits separately and provides enough space for a dining table if desired. To the rear is a double bedroom, along with a bathroom and separate cloakroom.





LOCATION, LOCATION, LOCATION

Bramber Road is ideally positioned in one of Seaford's most popular residential areas, offering easy access to the town's best amenities. The property is within comfortable walking distance of Seaford seafront, town centre, and train station, making it perfect for commuters and those who enjoy coastal living. The area is also close to the stunning Seaford Head and the renowned Seaford Head Golf Course, providing beautiful walking routes, panoramic coastal views, and leisure opportunities. With nearby shops, cafés, schools, and excellent transport links, this location combines convenience with the charm of a relaxed seaside lifestyle.

Ground Floor Flat

Living Room

14'08 into bay x 11'09 max (4.47m into bay x 3.58m max)

Kitchen

12'09 x 10'00 (3.89m x 3.05m)

Bedroom

11'11 x 9'06 max (3.63m x 2.90m max)

Bathroom

10'00 x 3'06 (3.05m x 1.07m)

First Floor Flat

Living Room

15'03 max x 11'08 (4.65m max x 3.56m)

Kitchen

11'11 x 9'05 max (3.63m x 2.87m max)

Bedroom

10'00 max x 9'01 (3.05m max x 2.77m)

Bathroom

6'06 x 4'03 (1.98m x 1.30m)

Cloakroom

4'04 x 2'05 (1.32m x 0.74m)

Outside

The garden is a particularly attractive feature of the ground floor flat. It begins with a shingle patio area, perfect for outdoor seating or alfresco dining. This leads onto a lawned section enclosed by a beautifully characterful flint wall—a classic feature within Sussex properties. The garden offers privacy, charm, and potential for landscaping or personalised outdoor design.



Floor Plan



Viewing

Please contact our Phil Hall Estate Agents Office on 01323 409205 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

7 Camden Road, Eastbourne, East Sussex, BN21 4SU
Tel: 01323 409205 Email: phil@philhallestateagents.co.uk philhallestateagents.co.uk

Area Map



Energy Efficiency Graph

