



**3 Bed
House - Semi-Detached
located in Bramber Road**



33 Bramber Road
Seaford
BN25 1AP



Asking Price £400,000

Seaford Properties are delighted to bring to the market this charming 3 bedroom semi-detached home, with garage and garden room, situated in Bramber Road. There are fantastic views of Seaford Head. Bramber road is situated in a convenient position from Seaford town centre, Seaford Head school, bus routes and all amenities are within easy reach. Stepping inside the property you are greeted by the Entrance Hall and from there access to the Lounge at the front and dining room to the rear. The Kitchen is located off the dining room and there is also a downstairs cloak / W.C located here. Accessed from outside is a utility room / garden room. From the Entrance Hall stairs rise to the First Floor. The accommodation upstairs consists of 3 good size bedrooms and a family bathroom.

Outside, there is a formal front garden with gated access to the rear. The rear garden is well kept and mainly laid to lawn. The garage at the rear of the property has a storage room / workshop / studio underneath and is accessed via a side lane.

Entrance Hall

Double glazed front door. Understairs storage cupboard. Staircase to first floor.

Lounge

Double glazed window to the front. Feature fire place with decorative hanging tiles and timber mantle.

Dining Room

Double glazed window to the side. Dado rail and laminate wood effect flooring. Feature fire place. Radiator. Door to:-

Kitchen

Double glazed window to the rear. This well appointed kitchen has a range of matching wall and base units, with work tops over and integrated hob with extractor above. Inset one and half bowl stainless steel sink and drainer with swan neck mixer tap. Separate eye level oven, tiled splash backs and laminate wood flooring. Radiator. Door to rear garden.

Downstairs Cloakroom / W.C.

Comprising low level w.c.

Utility / Garden Room

Access via an external door. Window to rear. Work surface with appliance space.

First Floor Landing

Doors to:-

Bedroom One

Double glazed window to the front with views to Seaford Head. Radiator.

Family Bathroom

Suite to comprise walk-in double shower, Low Level W.C and wash hand basin. Part tiled walls. Radiator. Vanity storage cupboard. Double glazed window to the side.

Bedroom Three

Double glazed window. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator.

Outside

Walled formal front garden, being mainly laid to lawn with footpath leading to front door. Gated access to rear garden. The rear garden is well kept and mainly laid to lawn. Door to store room and stairs up to personal door garage.

Garage

Accessed via a side lane. The garage is located at the rear of the property and has a personal door to garden. Underneath is a very useful storage / workshop / studio room, also access via the garden..







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Approximate Gross Internal Floor Area = 103.79 sq m / 1117 sq ft

Garage Area = 25.67 sq m / 276 sq ft

Total Area = 129.47 sq m / 1394 sq ft

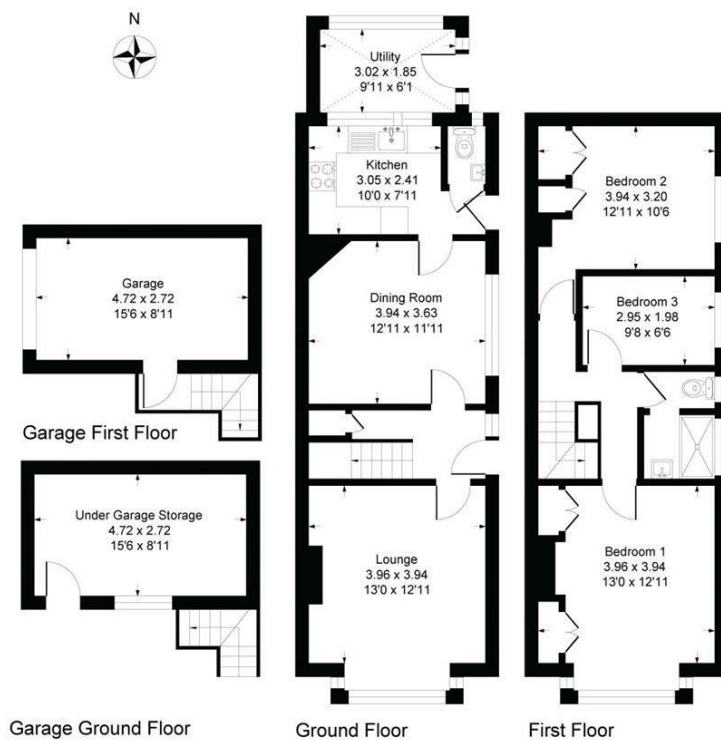
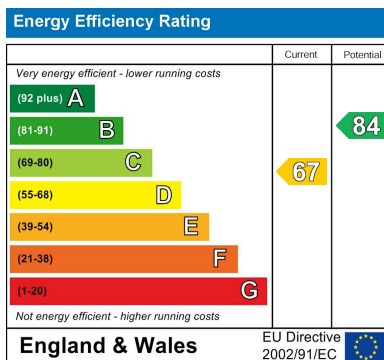


Illustration for identification purposes only, measurements are approximate, not to scale



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