



34 Bramber Close, Crooked Lane, Seaford, BN25 1QB

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£294,000

A well presented mid terraced house with 2 double bedrooms in a private development close to the town centre.

The spacious and light accommodation throughout comprises a living/dining room to the front with bay window, kitchen. To the first floor there are two bedrooms and a modern shower/wc room. The rear courtyard garden faces south east, laid to hard standing and rear gate. Further benefits include electric heating, uPVC double glazing, communal gardens and communal parking.

Bramber Close is located in Crooked Lane and is conveniently situated for Seaford town centre and all its amenities including shops, railway station, bus services, restaurants, cafes, public houses, golf course, seafront promenade and beach. The seafront lies within approximately a quarter of a mile



- Two Bedrooms
- Private Courtyard Garden
- Access to Communal Gardens
- Modern Shower Room
- Communal Parking
- Freehold House
- Well Presented
- Close to Town Centre
- Popular Development
- Light & Bright



Entrance Porch

Living Room 5.51m x 4.70m (18'1" x 15'5")

Kitchen 2.92m x 2.77m (9'7" x 9'1")

Utility Room

Landing

Bedroom One 4.67m x 3.71m (15'4" x 12'2")

Bedroom Two 3.28m x 2.26m (10'9" x 7'5")

Shower Room

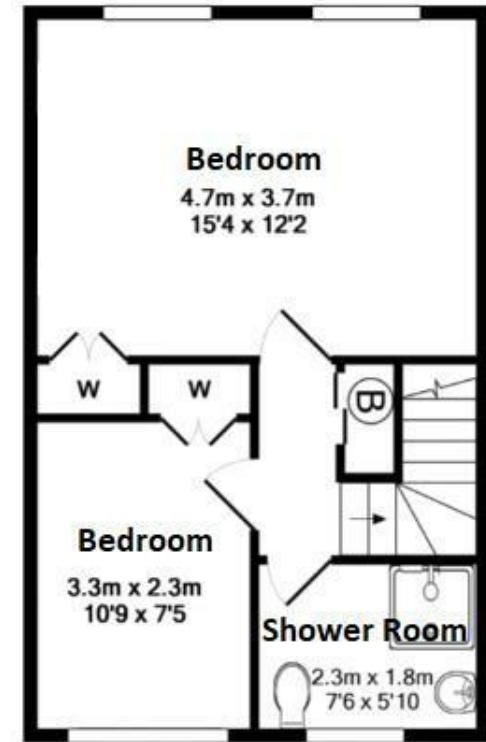
Rear Garden

Grounds Maintenance - £175 per 6 months

EPC: D

Council Tax Band: C





Rowland Gorrings Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

