



West Penthouse, 11 Bramber Close Crooked Lane, Seaford, East Sussex, BN25 1QA

ROWLAND
GORRINGE

11 Bramber Close
Crooked Lane
Seaford

BN25 1QA

£525,000

A stunning and light-filled penthouse apartment takes full advantage of its commanding views over the surrounding area. The living area has a southerly aspect with stunning views towards the sea and Seaford head. Open to the living room, the modern kitchen/dining room has a westerly aspect with bifold doors onto the roof terrace and a northerly aspect overlooking 'The Crouch' public park. The roof terrace offers amazing 180° views over Seaford and the sea - accessed via the bifold doors from the kitchen/dining room, ideal for relaxing or entertaining. There are 3 double bedrooms, all with fitted wardrobes and 2 with sea views, whilst the third enjoys commanding views over the park. Both shower/wc rooms have been refurbished by the current owners and now offer modern pristine walk-in shower/wc areas. There is plenty of storage within the property including 3 hall cupboards, one being a walk in. Further points of interest include garage to the property, gas fired central heating, secure phone entry, communal gardens and uPVC double glazing through out.

Ideally situated within Seaford town centre, Bramber Close is located in Crooked Lane and is only a short distance to amenities including shops, railway station, bus services, restaurants, cafes and public houses. Seaford itself offers 2 golf courses, a yacht club, a wealth of countryside walks, seafront promenade and beach.



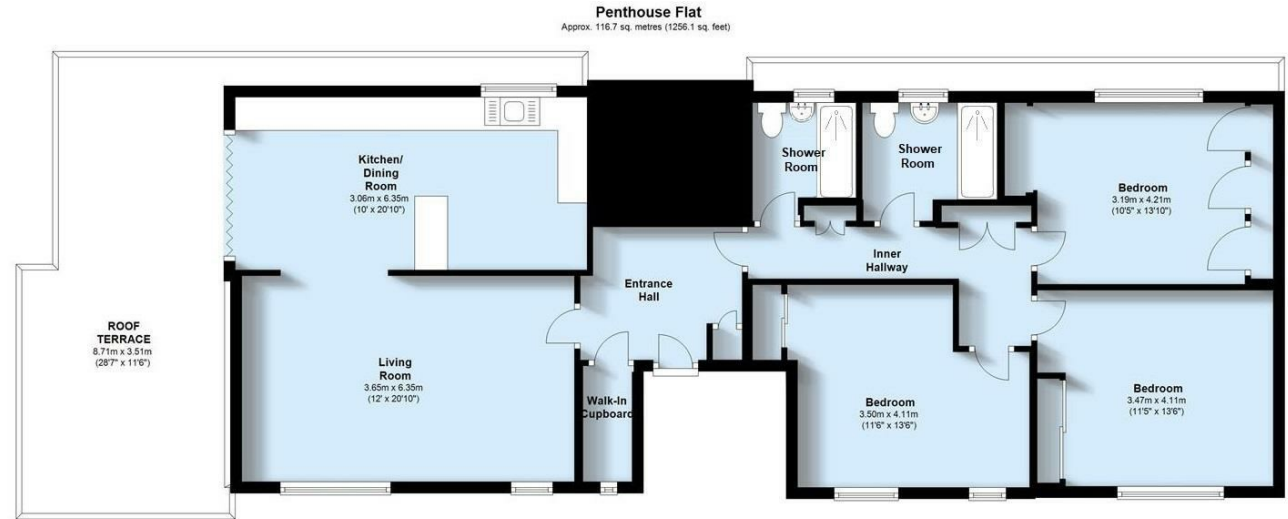
- Approximately 1256sq ft.
- 28' Roof Terrace
- Three Double Bedrooms
- 20' Living Room
- Garage

- Penthouse Apartment
- Stunning Countryside & Sea Views
- 20' Kitchen/Dining Room
- 2 Modern Walk-in Shower Rooms
- Tenure: Share of Freehold



Hall	
Living Room	6.35m x 3.65m (20'9" x 11'11")
Kitchen/Dining Room	6.35m x 3.06m (20'9" x 10'0")
Bedroom 1	4.11m x 3.47m (13'5" x 11'4")
Bedroom 2	4.11m x 3.50m (13'5" x 11'5")
Bedroom 3	4.21m x 3.19m (13'9" x 10'5")
Shower/WC Room 1	2.13m x 2.13m (6'11" x 6'11")
Shower/WC Room 2	2.13m x 1.83m (6'11" x 6'0")
Roof Terrace	8.71m x 3.51m (28'6" x 11'6")
Garage	
Communal Entrance	
Hallway	
Communal Gardens	
Communal Parking	
Tenure - Share of Freehold	
Lease: 900+yrs remaining	
Maintenance: £250.00pcm	
Council Tax Band: C	
EPC: D	





Total area: approx. 116.7 sq. metres (1256.1 sq. feet)
Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorringe 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.

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