

1 Bramber Close Crooked Lane, Seaford, BN25 1QA

ROWLAND GORRINGE

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Crooked Lane
Seaford
BN25 1QA

Offers In Excess Of £235,000



A rare opportunity to acquire a 2 bedroom, 2 reception ground floor balcony flat in Bramber Close with distant sea view.

A spacious property with the living room overlooking the well maintained and attractive communal lawns/garden, also with distant view to the sea. A balcony accessed through patio doors from the living room also enjoys this aspect. The kitchen sits to the front of the building. Currently bedroom 3 has been set as a separate dining room, with views over the gardens and towards the sea. Bedrooms 1 & 2 both have built in wardrobes with bedroom 1 also having a door to the gardens, as well views to the sea. A shower room/wc and separate wc complete the accommodation. The property also has a garage within a block to the front of the development.

Further points of interest: Secure phone entry system, Share of Freehold, residents parking and communal garden/s.

Bramber Close is located on Crooked Lane, conveniently situated for Seaford town centre with all its amenities including shops, railway station, bus services, restaurants, cafes, public houses. Whilst the seafront promenade and beach are less than ½ a mile away.

- Approximately 848sq. ft
- 2 Bedrooms
- Town Centre Location
- Garage
- Secure Phone Entry
- Ground Floor
- 2 Receptions
- Purpose Built Flat
- Balcony
- No Onward Chain



Entrance Hall	
Kitchen	3.12m x 2.69m (10'2" x 8'9")
Cloakroom/WC	
Living Room	4.34m x 4.11m (14'2" x 13'5")
Balcony	
Inner Hall	
Dining Room/Bedroom 3	2.84m x 2.44m (9'3" x 8'0")
Bedroom 2	3.53m x 3.02m (11'6" x 9'10")
Bedroom 1	4.52m x 3.33m (14'9" x 10'11")

Garage

Residents Parking

Communal Gardens

Communal Entrance/Lobby

Lease:

- Share of Freehold
- Maintenance: £2740.00 for 2025-26

Council Tax Band: C

EPC: D











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Approximate Gross Internal Floor Area = 78.7 sq m / 848 sq ft

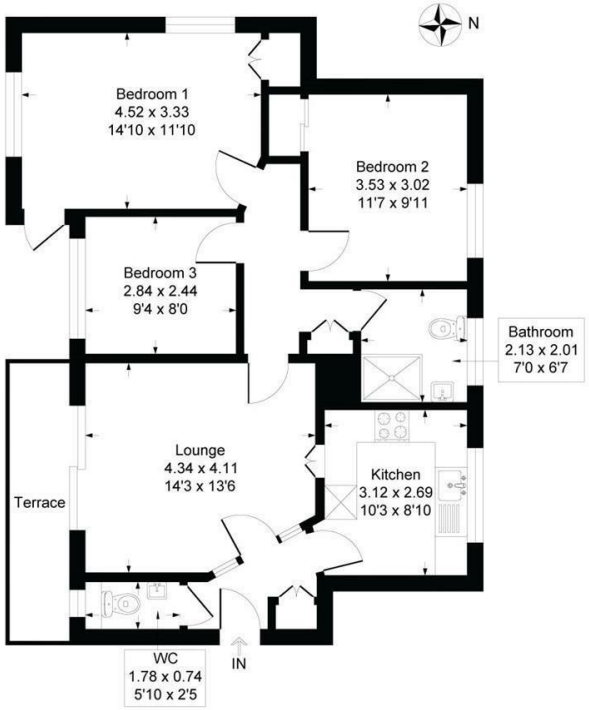


Illustration for identification purposes only, measurements are approximate, not to scale

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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.