



**Brooklyn Road, Seaford BN25 2DX**

**welcome to**  
**Brooklyn Road, Seaford**

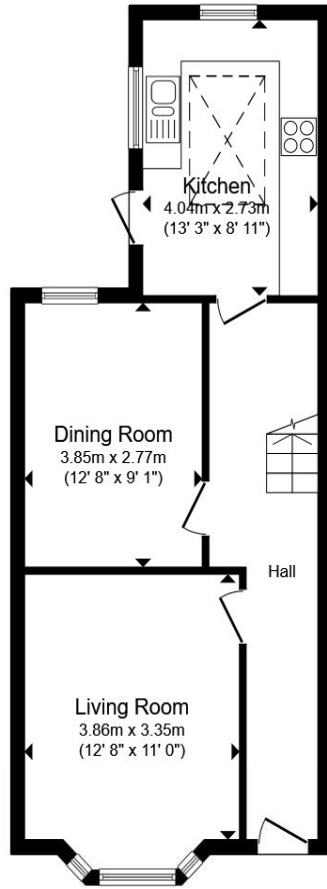
The property comprises of 3 good size double bedrooms along with two good size reception rooms. A modern impressive entrance hall retaining original features with gorgeous solid oak herringbone flooring that flows through to the living room & dining room.

The living room benefits from large bay window and high ceiling with modern fireplace, following on from the hall is an impressive dining room again benefits from high ceiling, solid oak herringbone flooring and modern fireplace. To the rear of the property is a large light and airy kitchen with high elevated ceiling with large skylight window, brand new kitchen with fully integrated brand new appliances, beautifully tiled floor with underfloor heating system.

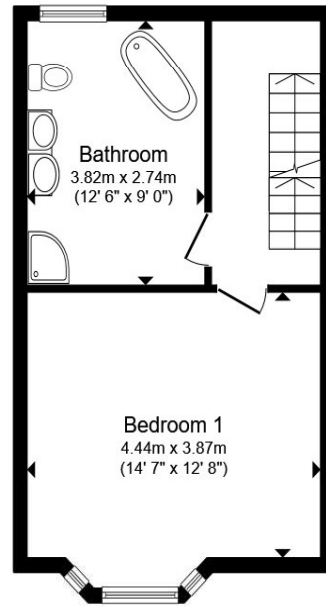
First floor has a fully renovated bathroom comprising of a large designer free standing bath, large family shower, double wall hung vanity unit, wall hung WC along with heated towel rail and underfloor heating system. Master bedroom benefits from large bay window making the room light and modern along with original features including original fireplace. Second floor has two further double bedrooms again light and airy feel. Outside benefits from low maintenance front garden along with a rear garden laid to lawn.

Agents Note

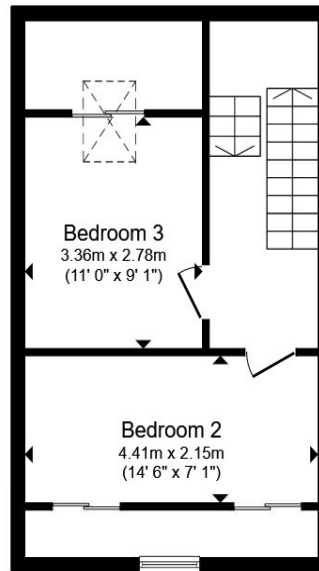




**Ground Floor**



**First Floor**



**Second Floor**

**Entrance Hall**

**Lounge**

12' 8" x 11' ( 3.86m x 3.35m )

**Kitchen**

13' 3" x 8' 11" ( 4.04m x 2.72m )

**Dining Room**

12' 8" x 9' 1" ( 3.86m x 2.77m )

**Bedroom One**

14' 7" x 12' 8" ( 4.45m x 3.86m )

**Bedroom Two**

11' 6" x 7' 1" ( 3.51m x 2.16m )

**Bedroom Three**

11' x 9' 1" ( 3.35m x 2.77m )

**Bathroom**

**Garden**

Total floor area 113.0 m<sup>2</sup> (1,217 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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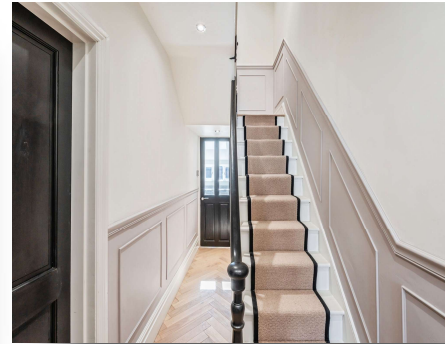
- CHAIN FREE
- FULLY RENOVATED
- TWO RECEPTION ROOMS
- CLOSE TO SEAFORD TOWN CENTRE
- RETAINED ORIGINAL FEATURES IN ENTRANCE HALL

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEA109055 - 0011

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