The Gables, Bramber Lane, BN25 1AE

Approximate Gross Internal Floor Area = 110.57 sq m / 1190 sq ft
Garage Area = 19.70 sq m / 212 sq ft
Total Area = 130.27 sq m / 1402 sq ft

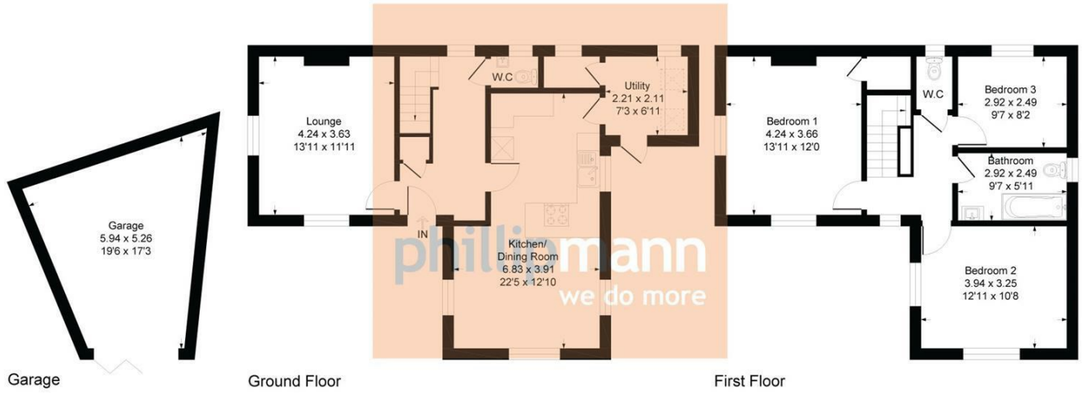


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Bramber Lane is located in the heart of Seaford town, adjoining Bramber Road and East Street and within convenient walking distance to all the amenities the town has to offer to include comprehensive shops, pubs, restaurants, train station with links to Gatwick/London Victoria and beach.



moreinfo...

Phillip Mann Seaford Office

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To see more details on this & all our homes go to

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Unique Central Location

The Gables, Bramber Lane, Seaford, BN25 1AE







£545,000

Freehold

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inbrief...

This detached property benefits from a unique position located in the heart of Seaford town on a wall enclosed plot offering gated enclosed parking. Much improved by the currents owners to a high standard the property has may benefits to include large work shop/garage, double glazed sash windows, GCH with modern boiler, updated wiring and plumbing, modern kitchen and bathroom.

Style:	Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge & Kitchen/Diner
Area:	130.27 SQM/1402 SQFT
Outside:	Enclosed Courtyard
Parking:	Parking for Several Cars
Energy rating:	D
Council Tax Band:	E





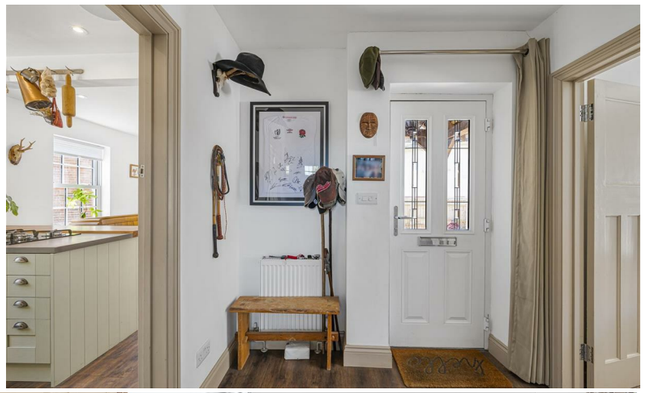


moredetail...

This detached property occupies a unique location in the heart of the town and has been the subject of considerable improvement by the current owners to a high standard. The many benefits include double glazed replacement sash windows, gas central heating with modern boiler, updated wiring and plumbing, integrated sound system, modern kitchen and bathroom, garage/work shop and ample off street parking.
As you approach the property from Bramber Lane, which is accessed via East Street you are greeted by electric gates to the enclosed courtyard which has ample space for parking. There are brick raised planters, external power/light, timber shed, gated side access and large workshop/garage.
The front entrance has an oak and tile canopy and leads you into the entrance hall with under stair storage and cloakroom/WC.
The dual aspect lounge has a feature log burner which makes a nice focal point and the kitchen/dining/family room is adjacent to the lounge. The kitchen is fitted with an extensive range of 'Shaker' style wall and base cupboards, complemented by work surface and breakfast bar. There is an inset sink, gas hob and electric oven and space for fridge/freezer. The dining/family room has a dual aspect and offers ample space for family dining.
From the kitchen there is a separate utility room with additional appliance space, large store cupboard housing the central heating boiler and door to the rear enclosed courtyard.
On the first floor landing there is a picture window with distant headland views, loft access with ladder, separate WC and family bathroom comprising bath with glass screen and electric shower, wash basin in vanity unit, WC, heated towel rail and tiled walls.
Bedroom's one and two both enjoy distant views towards the 'iconic' Seaford Head and bedroom two has a walk-in wardrobe.
Bedroom three is a small double with window to the rear.
Viewings come highly recommended to fully appreciate this unique and rarely available property.







CELEBRATING 25 YEARS

To book an appointment to view this property or for further details please contact the Seaford office on 01323 898666.

