



17 BRAMBER CLOSE, CROOKED LANE, SEAFORD, EAST SUSSEX, BN25 1QA

£259,000

An opportunity to acquire this second-floor apartment situated in a sought after purpose-built block which enjoys panoramic views towards Seaford Head and the sea.

Situated on the fringe of Seaford town with its range of shops, bus routes and mainline railway station having links to Lewes, Brighton and London Victoria.

There are views to the sea or over the Crouch gardens to be enjoyed from every room. The spacious, accommodation comprises entrance hall, sitting room, kitchen/breakfast room, two double bedrooms with fitted wardrobes, fitted wet room and balcony.

The property benefits from well-maintained communal gardens and a service lift to all floors.

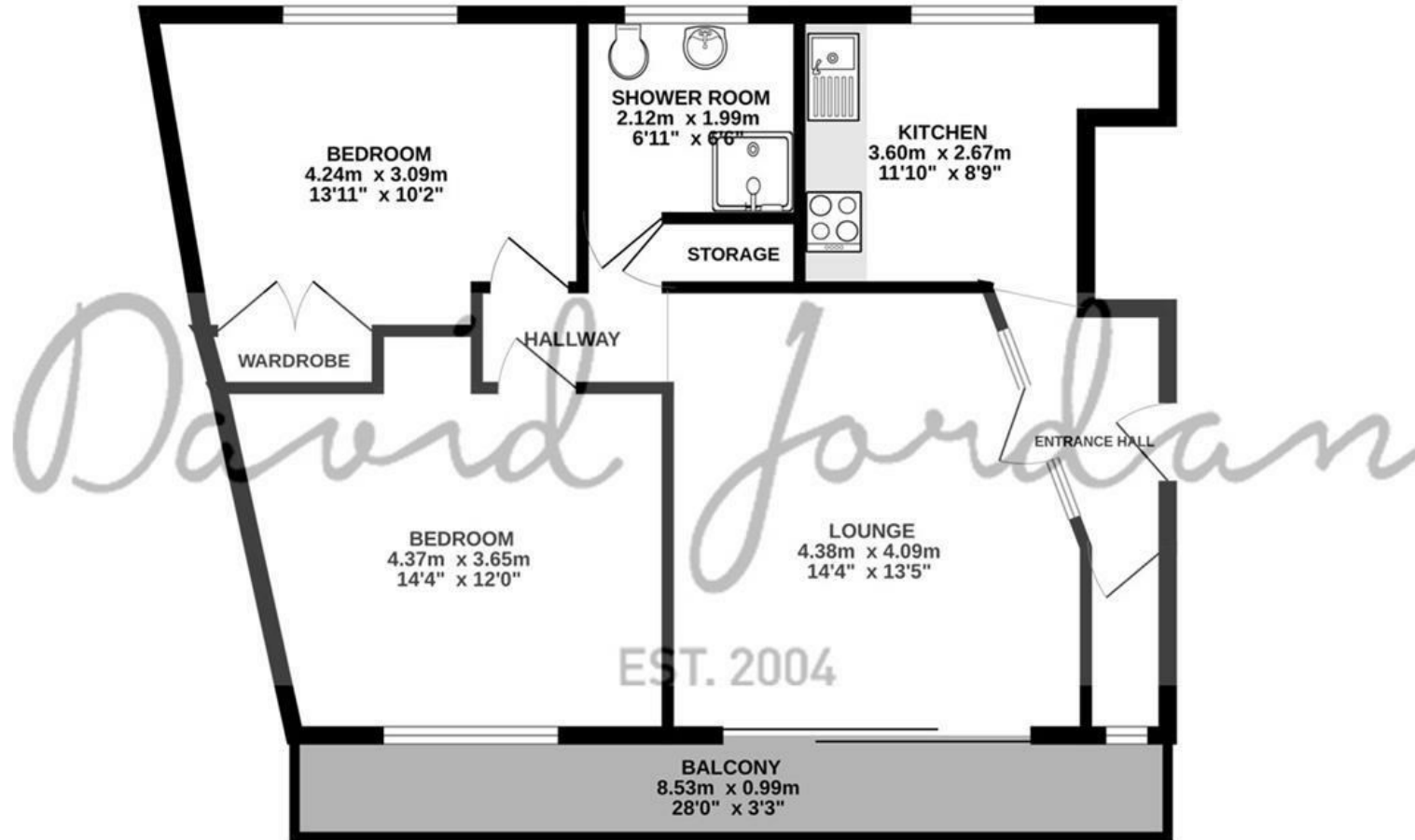
Viewing is highly recommended to fully appreciate the spectacular far-reaching views.

Please be aware that we understand the apartment forms part of a relevant building as defined within the Building Safety Act 2022

- TWO DOUBLE BEDROOMS
- SECOND FLOOR APARTMENT
- STUNNING VIEWS TOWARD SEAFORD HEAD AND SEAFRONT
- GENEROUS-SIZED BALCONY
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- WET ROOM
- TOWN CENTRE LOCATION
- WELL-MAINTAINED COMMUNAL GARDENS AND LIFT TO ALL FLOORS
- SERVICE CHARGE- £2673.31 PER YEAR GROUND RENT - PEPPERCORN. LEASE OF 999 YEARS FROM 25 DECEMBER 2009



MID FLOOR FLAT  
64.0 sq.m. (689 sq.ft.) approx.



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TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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EST. 2004