39 Bramber Road, BN25 1AP

Approximate Gross Internal Floor Area = 164.36 sq m / 1769 sq ft
Garage Area = 16.07 sq m / 173 sq ft
Outbuilding Area = 10.17 sq m / 110 sq ft
Total Area = 190.60 sq m / 2052 sq ft

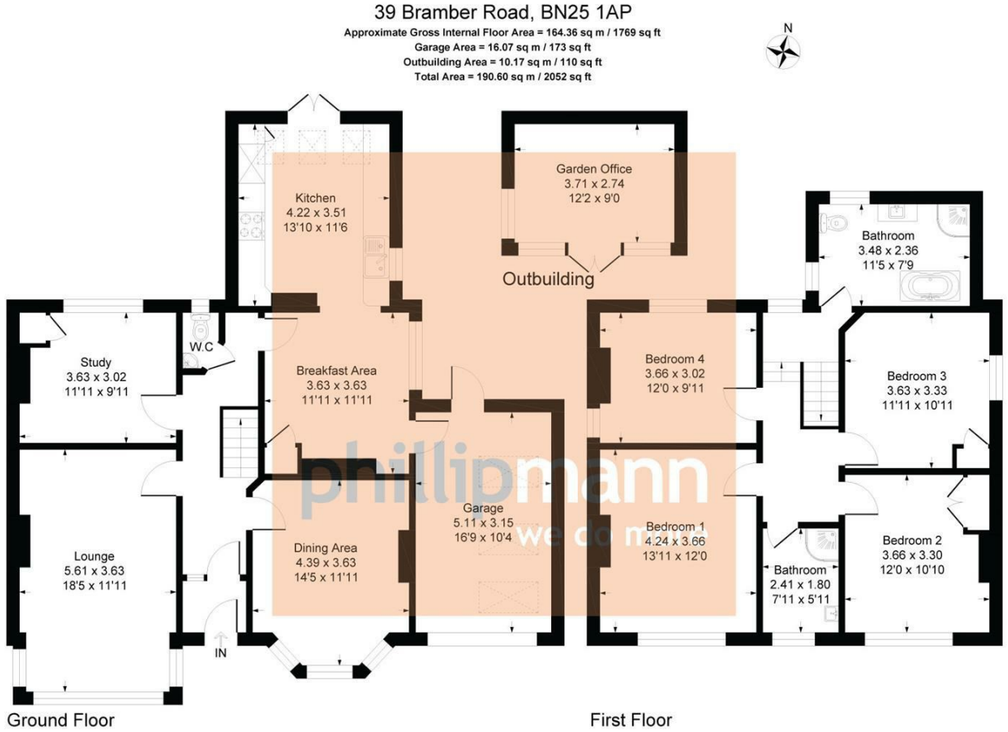


Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Situated in the heart of Seaford town within a level walk to shops, train station with links to London/Victoria and Gatwick airport. Seaford beach and Esplanade is within a 5 minute walk from the property and access to the 'iconic' South Downs National Park is close by.

moreinfo...

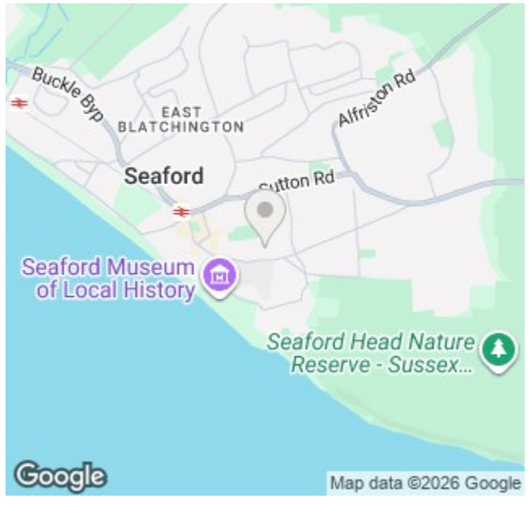
Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG

01323 898666

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

www.phillipmann.com



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No.1 sellers in Seaford, Newhaven and Peacehaven

4 BED

Character Property in Central Location

39, Bramber Road, Seaford, BN25 1AP

Price £765,000

Freehold

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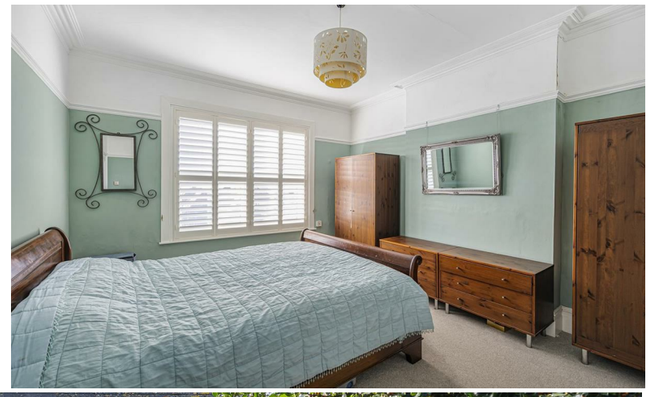
inbrief...

This exceptional detached house is located in the heart of Seaford town and stands on a good size plot with mature gardens and carriage driveway to garage. The spacious accommodation comprises 4 double bedrooms, lounge, dining room, study, kitchen/breakfast room, family bathroom, shower room, cloakroom/WC.

Style:	Character Detached House
Bedrooms:	4 Double Bedrooms
Reception rooms:	3 Reception Rooms
Area:	164.36 SQ M/1769 SQ FT
Outside:	Good Size Mature Gardens
Parking:	Garage and Driveway
Energy rating:	D
Council Tax Band:	E

moredetail...

This exceptional detached character house is conveniently located in the heart of Seaford town and stands on a good size plot with mature, secluded gardens and garden studio/office. Further benefits include 4 double bedrooms, 3 reception rooms, kitchen/breakfast room with appliances, double glazed windows and gas central heating.
As you approach the property there is a carriage driveway to garage, which has utility space and houses the modern central heating boiler. The canopied front entrance leads to a vestibule with mosaic tiled flooring which extends to the entrance hall with cloakroom/WC.
The lounge has a bay window with a south aspect, solid oak flooring which extends to the principal rooms and feature fire surround with inset cast iron log burner, which makes a nice focal point.
There is a separate formal dining room and the benefit of a third reception room/study.
The well appointed kitchen/breakfast room has direct access to the patio and garden. The breakfast area has ample dining space and integral door to the garage. The kitchen is well fitted with a range of 'Shaker' style cupboards, complemented by granite working surface with inset sink, integrated dish washer, and range cooker with extractor hood. There is a vaulted ceiling with sky lights and herringbone flooring with under floor heating.
On the first floor landing there is loft access, good size family bathroom with free standing bath, shower cubicle, WC, wash basin in vanity unit, under floor heating and dual aspect windows. There is a separate shower room which could be converted to form an en-suite to the main bedroom.
Bedrooms one and two have the benefit of delightful views towards the sea and Seaford Head, and there are two further double bedrooms.
A particular feature of the property is the rear garden. There is a full width patio with pergola and external power, gate to side courtyard with shed. The level lawn has mature planting providing seclusion and the garden studio has power and light

CELEBRATING 25 YEARS

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