

23 Bramber Road, BN25 1AG  
Approximate Gross Internal Floor Area = 119.99 sq m / 1292 sq ft

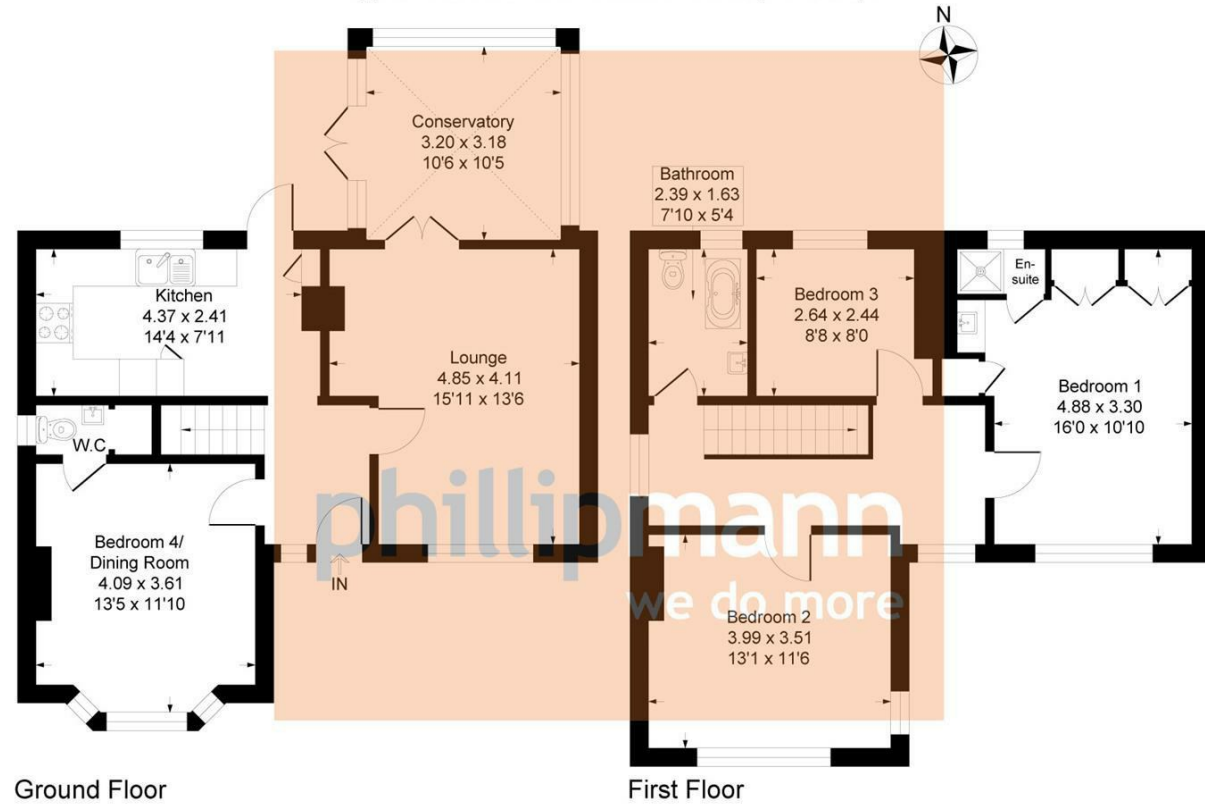


Illustration for identification purposes only, measurements are approximate, not to scale

3  
BED

A Wealth of Charm and Character!  
23, Bramber Road, Seaford, BN25 1AG



## localknowledge...

Bramber Road is conveniently located within walking distance of Seaford town and all the amenities that it offers to include train station with links to Gatwick/London Victoria, regular bus service to Brighton/Eastbourne, numerous pubs, restaurants and tea rooms along with access to the beach and Esplanade.

## 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](http://www.phillipmann.com)



we do more...  
keeping  
customers  
happy

No.1 sellers

in Seaford, Newhaven  
and Peacehaven

£550,000

phillipmann  
we do more

# inbrief...

This charming detached character property is situated in the heart of Seaford town within walking distance of all amenities. Currently arranged with 3 bedrooms on the first floor, family bathroom/WC and en-suite shower room. On the ground floor there is a lounge, conservatory, dining room/bed 4, kitchen with appliances and a secluded rear garden with patio and seating area's.

<b>Style:</b>	Character Detached House
<b>Bedrooms:</b>	3/4 Bedrooms
<b>Reception rooms:</b>	Lounge and Conservatory
<b>Area:</b>	119.99 SQ M/1292 SQ FT
<b>Outside:</b>	Secluded Gardens
<b>Parking:</b>	On Street Parking
<b>Energy rating:</b>	D
<b>Council Tax Band:</b>	E

# moredetail...

This charming detached property is conveniently located in the heart of Seaford town, being within walking distance to all amenities. Offering a wealth of charm and character with 'inglenook' fireplace, exposed wood flooring and panelled internal doors. Further benefits include gas central heating with combi boiler, double glazed windows whilst the property is offered with vacant possession.

As you approach the property there is an attractive enclosed front garden with well established planting and gated side access. The canopied front entrance leads to the reception hall which has stairs to the first floor and exposed polished wood flooring, which extends to all the principal rooms.

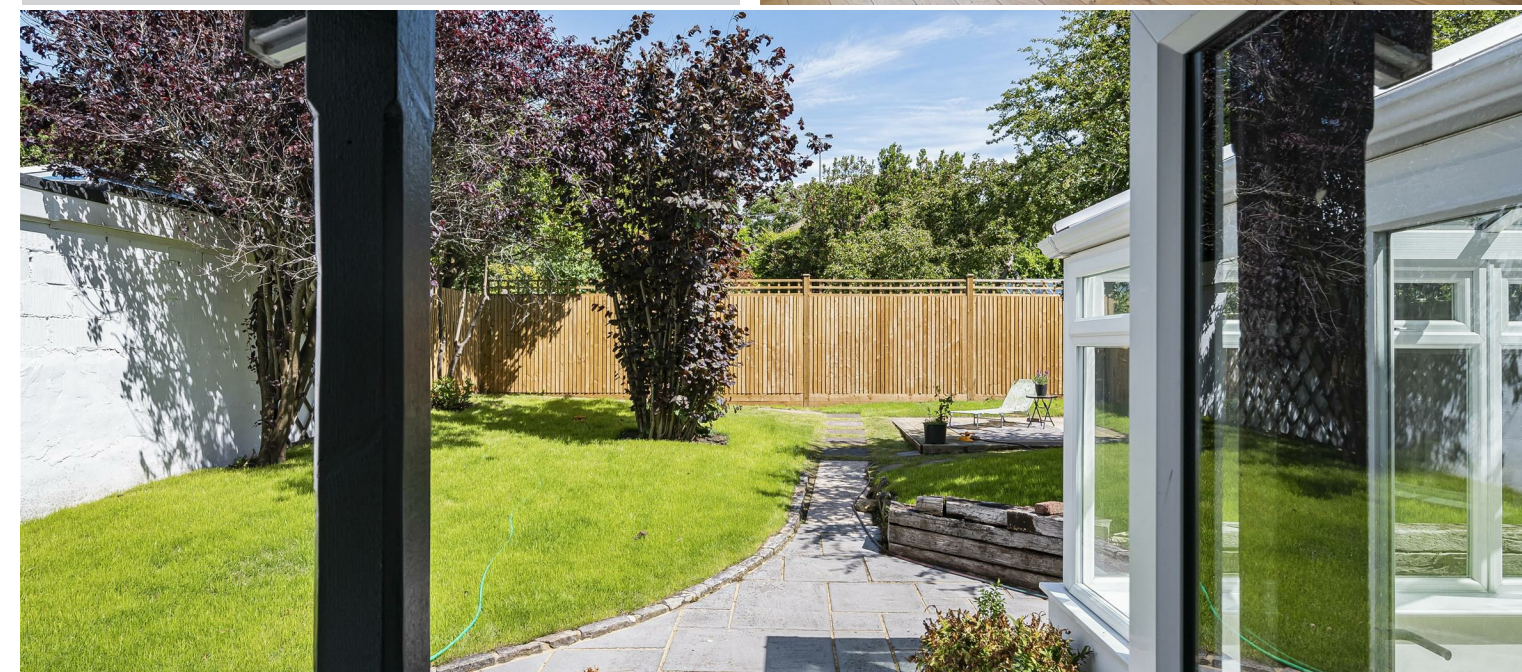
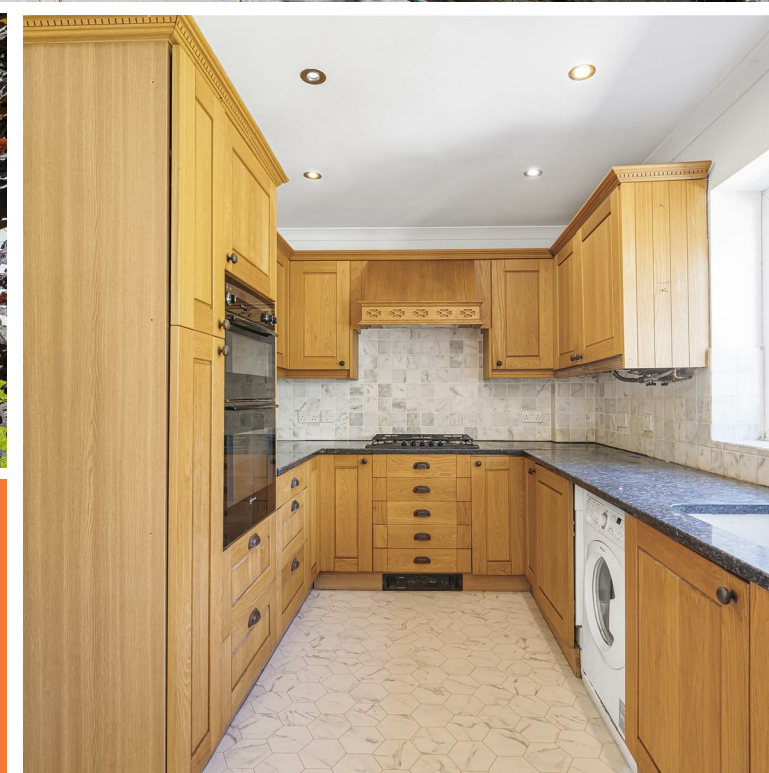
The lounge has a feature 'inglenook' brick fire place with open grate and double doors to the conservatory with outlook over the rear garden and double doors to the patio.

Across the hall is the formal dining room/occasional bedroom 4. There is a feature wood/marble fireplace, bay window and adjoining WC with wash basin.

The kitchen is fitted with an extensive range of solid wood units, complemented by granite working surface with inset sink, gas hob with extractor hood, double electric oven, integrated dish washer and space for washing machine and fridge. There is a window with pleasant outlook over the garden and door to the patio area.

On the first floor the galleried landing has a large picture window and loft access to a large part boarded attic. The family bathroom has a roll top bath, WC, pedestal wash basin and tiled walls/floor. Bedroom one has distant views towards Seaford Head, a range of fitted wardrobes, wash basin set in vanity unit and EN-SUITE shower room. Bedroom two also benefits from Headland views and a glimpse of the sea! The third bedroom would make an ideal study or nursery room.

A particular feature of the property is the secluded rear garden. there is a full width patio area, outside tap, level lawn with additional seating area and well established trees.



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