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Flat 2, Bramber Close, Seaford, BN25 1QA



Price £235,000

Leasehold - Share of Freehold

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Approximate Gross Internal Floor Area = 61.96 sq m / 667 sq ft

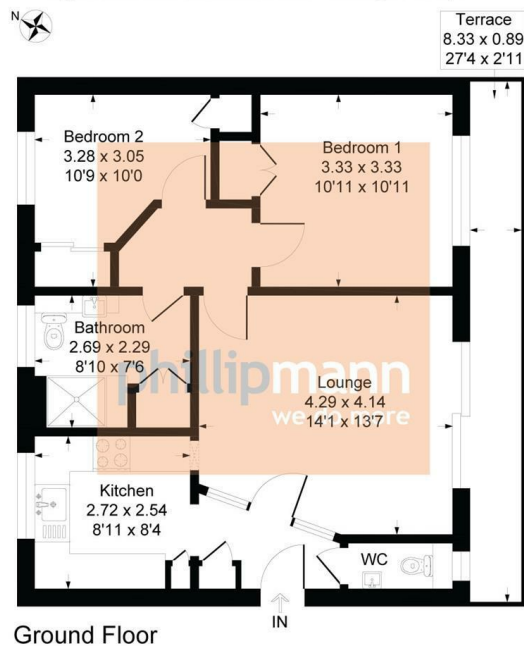


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

Phillipmann Estate Agents are delighted to offer for sale this conveniently situated two bedroom ground floor flat in the heart of Seaford town close to main shops, Seaford Town station, local schools and within walking distance to the seafront. Being sold with NOONGOING CHAIN this property benefits from plenty of positives including gas central heating, double glazing, sea views with a long balcony an extra W/C and two spacious double bedrooms.

Entering the property you are welcomed into a spacious hallway which leads into the kitchen which includes multiple base and wall hung units, stainless steel sink drainer, washing machine and tumble dryer space, electric oven with induction hob, extractor hood and a new combi boiler.

Opposite the kitchen you will find an extra W/C which is part-tiled, with a wash-hand basin and a medicine storage cabinet.

Following through into the lounge which is very spacious there is multiple space for ample furniture items, lovely sea and garden views which are accessed via a sliding patio door and also dining would be suitable within this room.

Bedroom one is a generous double bedroom with built in storage wardrobes and further space for chest of drawers, bedside tables and an extra dressing table.

Bedroom two is also a spacious double bedroom with extra built in storage wardrobes and further space for furniture, overlooking the rear of the building this bedroom is very quiet space for anyone looking to relax.

Finally, the main shower-room which is tiled fully, includes a large walk-in shower, sink vanity unit, W/C, medicine cabinet and extra shelves for storage.

KEY POINTS TO CONSIDER:

- NEW COMBINATION BOILER
- ALL INTERNAL GLASS HAS BEEN TOUGHEND
- WATER MAINS ISOLATER SWITCH INSTALLED
- LONG BALCONY FROM LOUNGE TO BEDROOM
- TWO W/Cs
- BEING SOLD WITH NO ONGOING CHAIN

OUTGOINGS AND LEASE INFORMATION - SHARE OF FREEHOLD:
999 YEARS FROM 2010
SERVICE CHARGE: £2297.81 PER ANNUM INCLUDED GROUND RENT



Council Tax Band: C

Energy Rating Level: C

moreinfo...



Phillip Mann Seaford Office
1-3 Dane Road, Seaford, East Sussex, BN25 1LG
01323 898666

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www.phillipmann.com