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BED

Town Centre Location  
40, Brooklyn Road, Seaford, BN25 2DX



£250,000  
Freehold

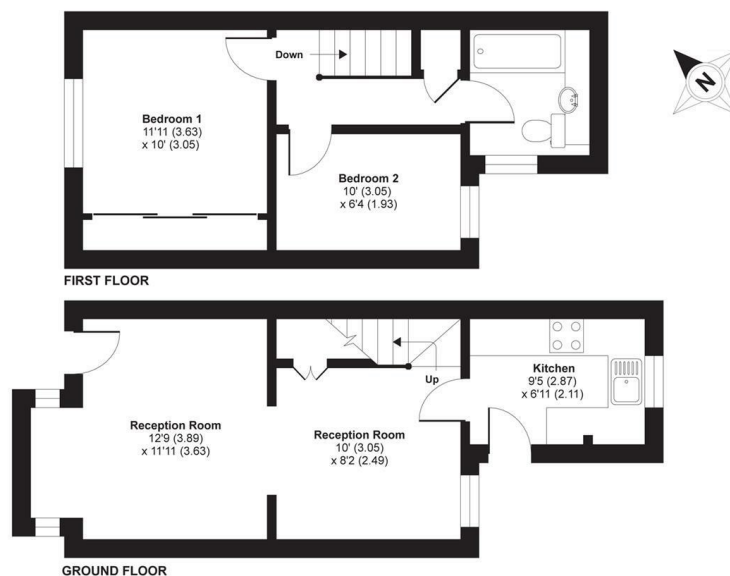
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## Brooklyn Road, Seaford, BN25

APPROX. GROSS INTERNAL FLOOR AREA 624 SQ FT 58 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## inbrief...

This terraced house is located in the heart of Seaford town centre and therefore conveniently located for easy access to a wide range of shops, tea rooms and pubs along with Seaford train station, a regular bus service and access to the beach and Esplanade.

The property is well presented and has the benefit of double glazed windows, gas central heating and a small south facing courtyard garden.

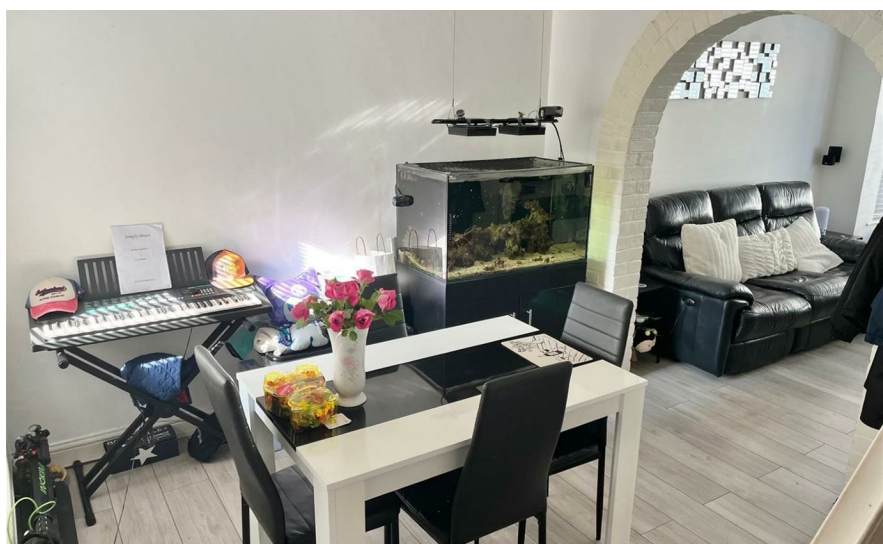
The front entrance door takes you into the lounge which has a double glazed bay window, two radiators and archway leading to the separate dining room with under stair storage, radiator, double glazed window and connecting door to the kitchen.

The kitchen is well fitted with a good range of wall and base cupboards, work surface with tiled splash backs and tiled flooring. There is a stainless steel sink unit, gas hob with electric oven and extractor hood, appliance space for a washing machine and fridge, wall mounted central heating boiler, double glazed window and door with access to the rear courtyard.

On the first floor landing there is an airing cupboard and loft access. The bathroom has a white suite comprising bath with electric shower and glass screen, WC, wash basin, tiled walls, radiator and double glazed window.

The master bedroom is a good size double and has fitted wardrobes, radiator and double glazed window, whilst the second bedroom is a good size single with radiator and double glazed window.

Outside there is a small south facing courtyard which has a wooden deck and gate to rear access.



Energy rating - D

Council Tax Band - B

moreinfo...



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