



45 Bramber Road, Seaford, East Sussex, BN25 1AT

ROWLAND
GORRINGE

**45 Bramber Road,
Seaford, East Sussex,
BN25 1AT**

**Guide Price
£600,000-£625,000**

A beautiful three bedroom detached family home being well presented throughout, located in central location within Seaford.

Built circa 1929, Oakingham has been refurbished by the current owners with internal accommodation comprising; porch, welcoming and spacious entrance hall., through living room with bay window to the front and patio doors to the rear, built in tv unit with contemporary electric fire under. The dining room further over looks the front aspect. The modern kitchen features wall and base units with work surfaces, integrated oven & hob, dishwasher, full length fridge and freezer, walk in pantry/ utilities cupboard and a door leading on to the garden. A cloakroom/wc completes the ground floor.

The first floor landing has window facing the rear garden and access to the loft. The bathroom is a particular feature of the house with an impressive walk in shower with rainfall shower over, separate bath, wash hand basin and wc, underfloor heating and heated towel rail. The three bedrooms are all of good size and all offer lovely views over Seaford Head and towards the sea.

To the front there is ample off road parking leading to the garage with electric roller door, lawn area, pond and path leading to the front door and side access. The 80' rear garden is well established being mainly laid to lawn, two patio seating areas with rear patio ideal for entertaining with pergola over. Fence and bush borders, providing a great deal of seclusion.

The garage has power and light, electric roller door over, the rear garage has been divided to provide an occasional sports/ games area.

Bramber Road is ideally situated within close proximity to the town centre and its wide range of shops, A259 coastal road (with bus service to Brighton & Eastbourne every 15mins) and railway station (with links to London (Victoria) and Brighton). The uncommercialised seafront promenade and beach are located less than a ¼ of a mile of the property.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.

NB: Under the terms of the 1979 Estate Agency Act, please note that the Vendor/family member of this property is an employee of Rowland Gorringe









Entrance Porch

Entrance Hall

Living Room

20' x 11'11" (6.10m x 3.63m)

Dining Room

11'11" x 11'9" (3.63m x 3.58m)

Kitchen

14'6" x 11'8" (4.42m x 3.56m)

Claokroom/WC

Stairs to First Floor

Bedroom One

15'11" x 11'10" (4.85m x 3.61m)

Bedroom Two

11'11" x 9'3" (3.63m x 2.82m)

Bedroom Three

11'10" x 8' (3.61m x 2.44m)

Bathroom

Garage/ Store

9'6" x 9' (2.90m x 2.74m)

Games Room

9' x 9' (2.74m x 2.74m)

Off Road Parking

80' Rear Garden

EPC: D

Council Tax Band: E

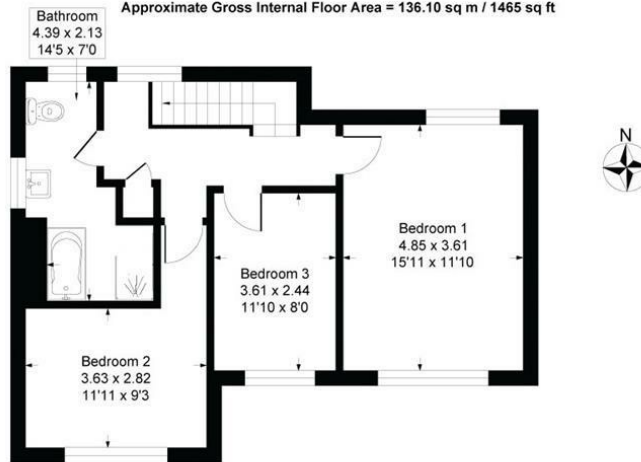
Tenure: Freehold



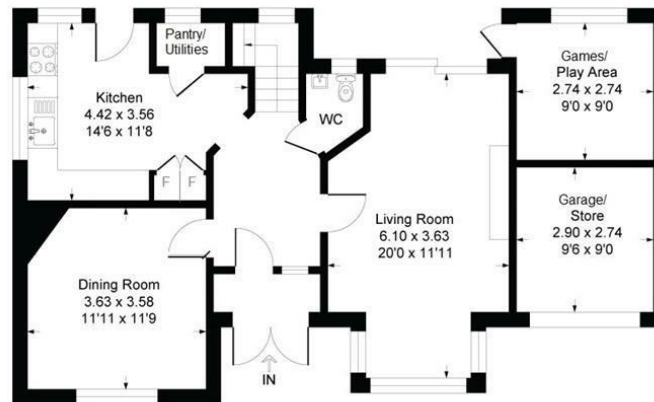


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Approximate Gross Internal Floor Area = 136.10 sq m / 1465 sq ft



First Floor



Ground Floor

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

Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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