



33 BRAMBER ROAD, SEAFORD, BN25 1AP

£450,000

An excellent opportunity to acquire this beautifully presented and recently renovated three bedroom semi-detached house, situated on Bramber Road in Seaford. The property has been thoughtfully updated to provide modern and comfortable accommodation, making it an ideal home for a range of buyers.

The accommodation comprises a modern kitchen / diner, a cosy and inviting living room, conservatory / utility room, convenient downstairs cloakroom, three well-proportioned bedrooms with bedroom three currently used as a dressing room. A modern shower room.

The property is ideally positioned less than half a mile from Seaford High Street and railway station, placing a range of shops, local amenities and everyday conveniences within easy reach. Seaford Head Lower School (Steyne Site) is conveniently situated at the bottom of the road, making it particularly accessible for families with children attending the school. 'The Crouch' recreational ground, home to Seaford Town football club, bowling club, children's play-park and a nursery/youth club, is within 500 meters. Seaford Head golf course and surrounding walks are also within approximately half a mile, providing excellent opportunities to enjoy the local countryside and outdoor spaces.

An internal inspection is advised to appreciate the accommodation and level of finish on offer.

- BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE WITH NO ONWARD CHAIN
- RECENTLY RENOVATED THROUGHOUT
- MODERN KITCHEN / DINER
- THREE WELL-PROPORTIONED BEDROOMS
- LESS THAN HALF A MILE FROM SEAFORD HIGH STREET, RAILWAY STATION AND BUS ROUTES
- SEAFORD HEAD SECONDARY SCHOOL AND GOLF COURSE WITHIN EASY REACH
- DOWNSTAIRS CLOAKROOM
- PRIMARY SCHOOL WITHIN CLOSE PROXIMITY AND SEAFORD HEAD SIXTH FORM
- REAR GARDEN AND GARAGE WITH STORAGE ROOM
- PLEASE BE ADVISED THAT, IN ACCORDANCE WITH SECTION 21 OF THE ESTATE AGENTS ACT 1979, THE SELLER OF THIS PROPERTY IS AN EMPLOYEE OF DAVID JORDAN ESTATE AGENTS LTD.



GROUND FLOOR
53.5 sq.m. (576 sq.ft.) approx.



1ST FLOOR
47.9 sq.m. (515 sq.ft.) approx.



EST. 2004

33 BRAMBER ROAD SEAFORD

TOTAL FLOOR AREA: 101.4 sq.m. (1092 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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