



OAKFIELD



Bramber Close, Seaford, BN25 1QA

Offers In Excess Of £450,000



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A stunning three bedroom penthouse apartment, filled with natural light and enjoying panoramic views across Seaford towards the sea, Newhaven, Seaford Head and the surrounding countryside.

Accessed via a communal entrance with stairs and lift, the property opens into a generous hallway with excellent storage, including three cupboards, one a deep walk-in store.

The impressive 20' living room has a southerly aspect, with a large picture window framing far-reaching coastal views. Painted floorboards, fitted shelving and recessed cupboards add character and practicality, while the room opens into the spacious 20' kitchen/dining room.

The modern kitchen is fitted with stylish units, granite work surfaces, open shelving and a gas hob with oven and grill below. Bi-fold doors lead directly onto the private roof terrace, a real highlight, offering 180° views across Seaford towards the sea and Newhaven, with countryside and parkland to the rear. It provides a wonderful setting for outdoor dining, entertaining or simply enjoying the surroundings.

There are three generous double bedrooms, all with fitted wardrobes. Two enjoy sea views, including the principal bedroom with sliding wardrobes incorporating shelving and drawers, while the third overlooks The Crouch public park and surrounding countryside.

Both shower rooms have been refurbished by the current owners and feature modern walk-in showers, concealed WCs and wash hand basins.

Further benefits include a private garage, communal gardens, gas-fired central heating, uPVC double glazing, secure entry phone system and a Share of Freehold.

Bramber Close is ideally positioned for Seaford town centre, station, shops, cafés, restaurants, pubs, beach and seafront. The South Downs, Seven Sisters and a wealth of coastal and countryside walks are also close by.

Lease: Approximately 925 years remaining

Service charge: From approximately £3,000 per annum





Living Room

21'0" x 11'10" (6.40m x 3.61m)

Kitchen/Dining Room

21'0" x 9'10" (6.40m x 3.00m)

Bedroom

13'5" x 11'6" (4.09m x 3.51m)

Bedroom

13'1" x 11'6" (3.99m x 3.51m)

Bedroom

15'1" x 10'6" (4.60m x 3.20m)

Shower Room

Shower Room

Sun Terrace

Council Tax Band C - £2,449.93 Per Annum

Lease Information

Lease: This property is offered as Share of Freehold and there is a 999 year lease, which was issued on 25th December 2009

We have been advised that there is no annual ground rent

The service charges is a £3,000 per annum . The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or survey



Floor Plan



Viewing

Please contact us on 01273 474101 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

