



3B DYMCHURCH CLOSE, SEAFORD, BN25 3JX

£465,000

This three bedroom detached house constructed in 2022 is situated within a quarter of a mile from Chyngton Primary school, bus routes, playing fields and local shop.

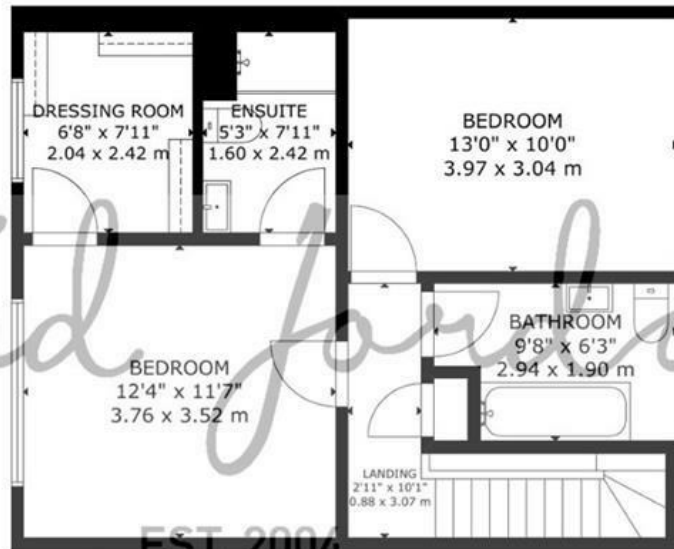
The property consists of an open plan modern kitchen and living area with bi-fold doors to rear garden. Ground floor bedroom and cloakroom. On the first floor there is the main bedroom with dressing room and EN-suite shower room, bedroom three and family bathroom.

The low maintenance garden includes a timber shed and is part paved patio and the remainder lawn. The front has off road parking for three vehicles and electric car charging point.

The property further benefits from gas fired central heating and double glazing.

- THREE BEDROOM DETACHED HOUSE CONSTRUCTED IN 2022
- SOUTHERLY ASPECT REAR GARDEN
- OPEN PLAN KITCHEN AND LIVING AREA
- DRESSING ROOM TO BEDROOM ONE
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM AND CLOAKROOM
- LIVING AREA HAVING BI-FOLD DOORS TO REAR GARDEN
- OFF ROAD PARKING FOR THREE VEHICLES AND ELECTRIC CAR CHARGING POINT
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED
- LOCATED WITHIN QUARTER OF A MILE FROM CHYNGTON PRIMARY SCHOOL, LOCAL SHOPS AND BUS ROUTES BETWEEN BRIGHTON AND EASTBOURNE
- APPROXIMATELY ONE AND A HALF MILES FROM SEAFORD TOWN CENTRE AND RAILWAY STATION





FLOOR 2



FLOOR 1

EST. 2004

GROSS INTERNAL AREA
TOTAL: 114 m²/1,230 sq ft
FLOOR 1: 65 m²/700 sq ft, FLOOR 2: 49 m²/530 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



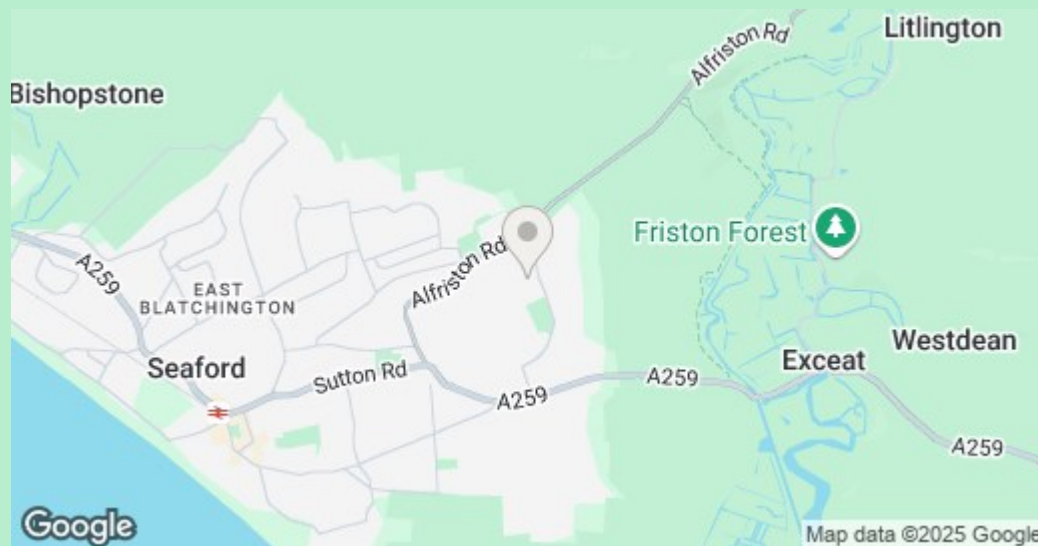
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



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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EST. 2004