



18 BODIAM CLOSE, SEAFORD, EAST SUSSEX, BN25 3TT

£350,000

A spacious three bedroom semi-detached house, situated in a cul-de-sac within the popular Chyngton area, conveniently close to local primary school, shops, bus routes and recreation park.

Seaford town centre, mainline railway station and seafront are approximately one and a half miles distant.

Ground floor accommodation comprises entrance porch, lounge/diner, kitchen/breakfast room, conservatory and ground floor shower room. There are three bedrooms and a modern family bathroom on the first floor.

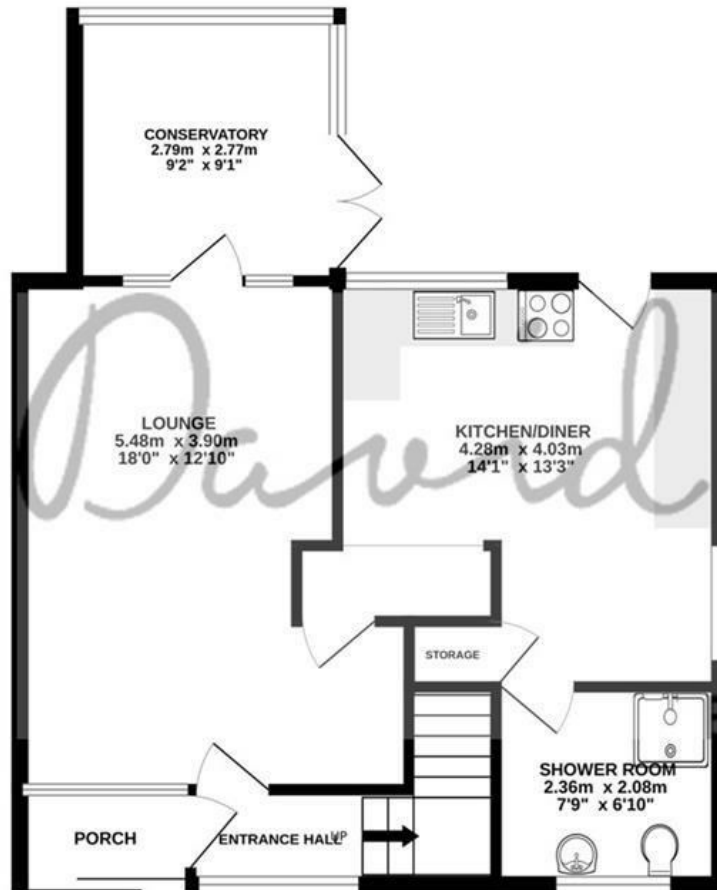
The attractive rear garden is a generous size and is mainly laid to lawn enjoying a south easterly aspect.

The property further benefits from gas central heating, uPVC double glazed windows and off road parking for three vehicles at the front.

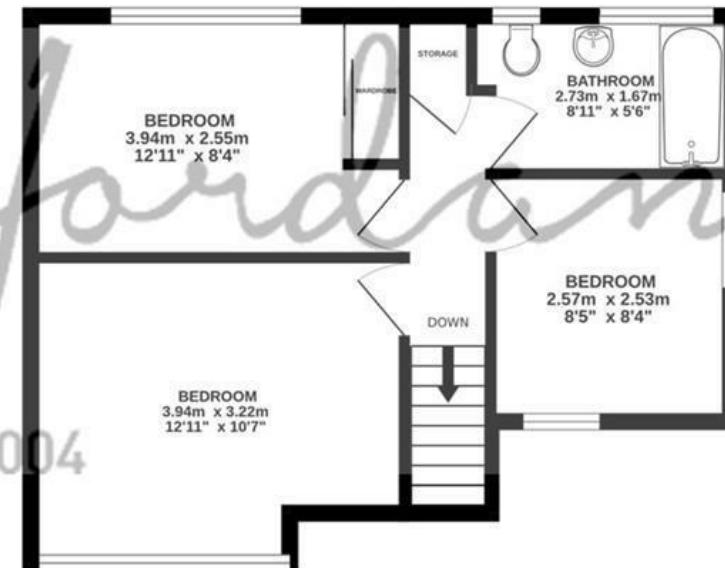
- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- AMPLE OFF ROAD PARKING
- GENEROUS-SIZED REAR GARDEN
- KITCHEN/DINING ROOM
- LIVING ROOM
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO LOCAL SHOP, SCHOOLS AND BUS ROUTE
- CONSERVATORY
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING



GROUND FLOOR
54.7 sq.m. (589 sq.ft.) approx.



1ST FLOOR
37.7 sq.m. (406 sq.ft.) approx.



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TOTAL FLOOR AREA : 92.4 sq.m. (995 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: C

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: E



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