



12 Chittenden Avenue, Seaford, BN25 4AY

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£415,000

A Semi detached 'The Chandler' 3 bedroom house, in a new build development and with no onward chain.

Situated ideally with views across open green space, recently completed (July 2022), with ground floor accommodation comprising: a spacious living room boasting a bay window to the front aspect, entrance hall with cloakroom/WC, impressive 17' open plan kitchen/dining room which spans the whole width of the house, integrated kitchen units, dishwasher and fridge freezer, with French doors onto the garden. Whilst upstairs you have 3 bedrooms, ensuite shower/wc to the master bedroom and a family bathroom.

Outside the rear garden is laid to lawn with patio adjoining the property, gated access to the front and a neat a tidy storage shed. The front showcases a driveway with generous sized parking for 2 cars,

Chittenden Avenue is within the new development of Seaford Grange, a Bellway Development. A new modern living estate, with direct access to the a259 coastal road. Within easy reach of schools, leisure centre – as well as recreation grounds, local shops (on Alfriston Road) and bus services to Seaford towncentre/Eastbourne or Brighton. Seaford town centre with all its amenities, railway station, delightful downland walks, seafront promenade and beach are all within approximately 1 1/2 miles.



- Immaculate Throughout
- 6 Years remaining on NHBC Warranty
- 3 Bedrooms
- Parking for 2 Cars
- Views across the Green
- End of chain
- Open Plan Kitchen/Diner
- En-Suite
- Sought after Location
- Close to Local Amenities



Entrance Hall

Living Room 4.62m x 3.15m (15'2" x 10'4")

Kitchen Diner 5.33m x 3.05m (17'6" x 10')

Cloakroom

First Floor Landing

Bedroom 1 3.23m x 2.95m (10'7" x 9'8")

Ensuite

Bedroom 2 3.45m x 2.26m (11'4" x 7'5")

Bedroom 3 3.05m x 2.44m (10' x 8')

Bathroom

Front & Rear Garden

Off Road Parking

Service Charge: £284pa

EPC: B

Council Tax: D





Rowland Gorringe 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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