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EST. 2004
FOR SALE
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40 TUDOR CLOSE,, SEAFORD, EAST SUSSEX, BN25 2LX

£575,000

An opportunity to acquire this three bedroom detached residence in a sought after location, within 1.2 miles of Seaford town centre and railway station with routes to London via Lewes and Brighton. The town offers a wide range of shopping facilities together with cafés, bars and restaurants. Seaford Beach is also conveniently nearby.

The ground floor features a welcoming entrance hall, a spacious triple-aspect lounge, a well-fitted kitchen/diner leading into a conservatory, bedroom three, and a modern shower room.

The first floor benefits from a light landing, two double bedrooms together with a family bathroom.

To the front of the property there is off road parking for several vehicles and a lawn area.

Further features and benefits include, good sized westerly rear garden, garage, gas central heating and uPVC double glazing.

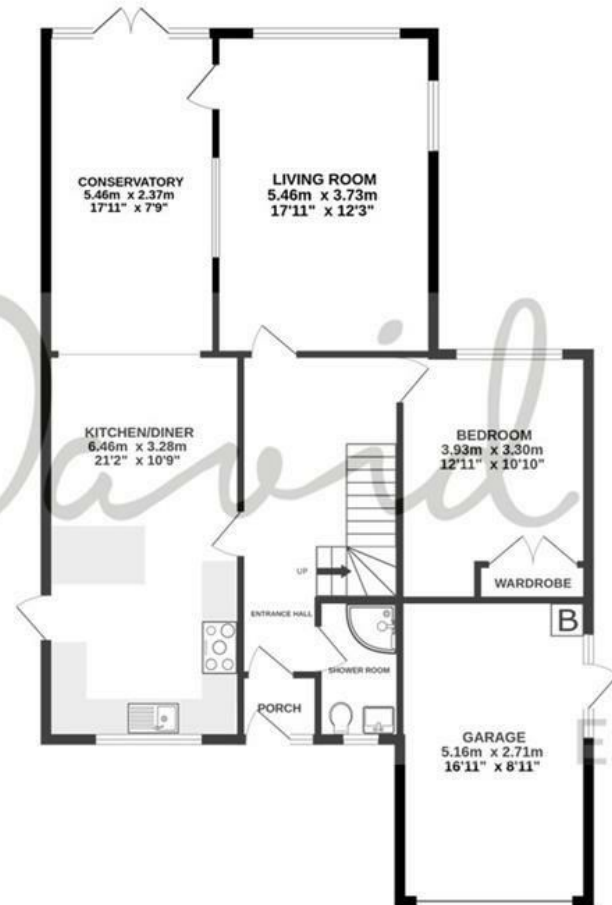
- THREE DOUBLE BEDROOMS
- DETACHED HOUSE
- VERY WELL-PRESENTED
- SITUATED IN A QUIET AND CONVENIENT LOCATION
- BATHROOM AND SHOWER ROOM
- PLEASANT VIEWS TOWARD FARMLAND
- OPEN PLAN KITCHEN/DINER
- WITHIN 1.2 MILES OF SEAFORD TOWN CENTRE
- OFF ROAD PARKING FOR SEVERAL VEHICLES AND SINGLE GARAGE
- SPACIOUS WESTERLY ASPECT REAR GARDEN







GROUND FLOOR
106.1 sq.m. (1142 sq.ft.) approx.



1ST FLOOR
47.0 sq.m. (506 sq.ft.) approx.



40 TUDOR CLOSE SEAFORD

TOTAL FLOOR AREA : 153.1 sq.m. (1648 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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Ground Floor

ENTRANCE HALL

Stairs to first floor. Understairs storage cupboards. Radiator. Door into:

SHOWER ROOM

Enclosed shower. WC. Wash basin with storage beneath. Heated towel rail. Obscured window to front. Fully tiled walls. Shaving point. Extractor fan.

KITCHEN/DINING ROOM

Modern kitchen composing a range of cream coloured base and wall storage units. Integrated fridge, freezer, washing machine, drinks cooler and dishwasher. Space for induction cooker. Rangemaster cooker hood. Sink and drainer. Window to front overlooking the lawn area. Door out to side. Tiled floor.

LIVING ROOM

Triple aspect. Pleasant view over the rear garden and towards open farmland. Two radiators. Gas fire. Door into:

CONSERVATORY

Fully glazed roof. Radiator. Patio doors out to rear garden. Tiled floor.

BEDROOM THREE

Range of built-in storage cupboards. Window to rear overlooking the patio and towards open farmland. Radiator.

First Floor

LANDING

Window to rear overlooking the garden with views towards open farmland. Radiator. Access to loft via hatch.

FAMILY BATHROOM

Modern white suite comprising p-shaped bathtub with shower attachment. WC. Wash basin with storage beneath. Fully tiled walls. Tiled floor. Mirror-fronted vanity unit. Heated towel rail. Obscured windows to front. Extractor fan.

LEFT BEDROOM

Window to rear overlooking the garden with views towards open farmland. Radiator. Built-in wardrobes with sliding doors. Airing cupboard housing the water cylinder.

RIGHT BEDROOM

Window to rear overlooking the garden with views towards open farmland. Radiator. Built-in wardrobes with sliding doors. Access to eaves storage space.

Outside

FRONT

Block paved driveway affording off road parking for three vehicles. Lawn area. Pathway to side. Access to garage via electric door.

SECLUDED WESTERLY ASPECT REAR GARDEN

Large patio suitable for dining. Range of mature shrubs trees and bushes. Fully fence enclosed. Remainder laid to lawn. Views toward farmland. Access to garage via personal door.

Disclaimer

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.





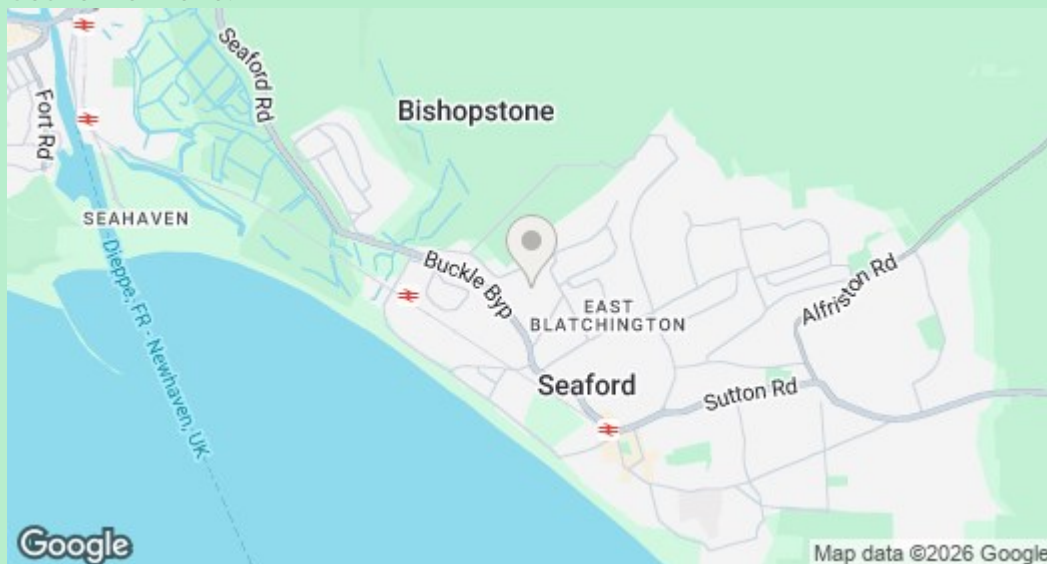
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

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.

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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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