3C PHOENIX MEWS, SEAFORD, BN25 1HZ

£355,000

This contemporary three bedroom house built in 2022 is situated within a small Mews Development in the heart of Seaford's historic town centre with no immediate passing traffic. It is also conveniently situated within a short walk of all local amenities including; Seaford beach, high-street and mainline railway station with direct line services to London.

There is contemporary tiled flooring to the sitting room, utility, en-suite shower room and family bathroom.

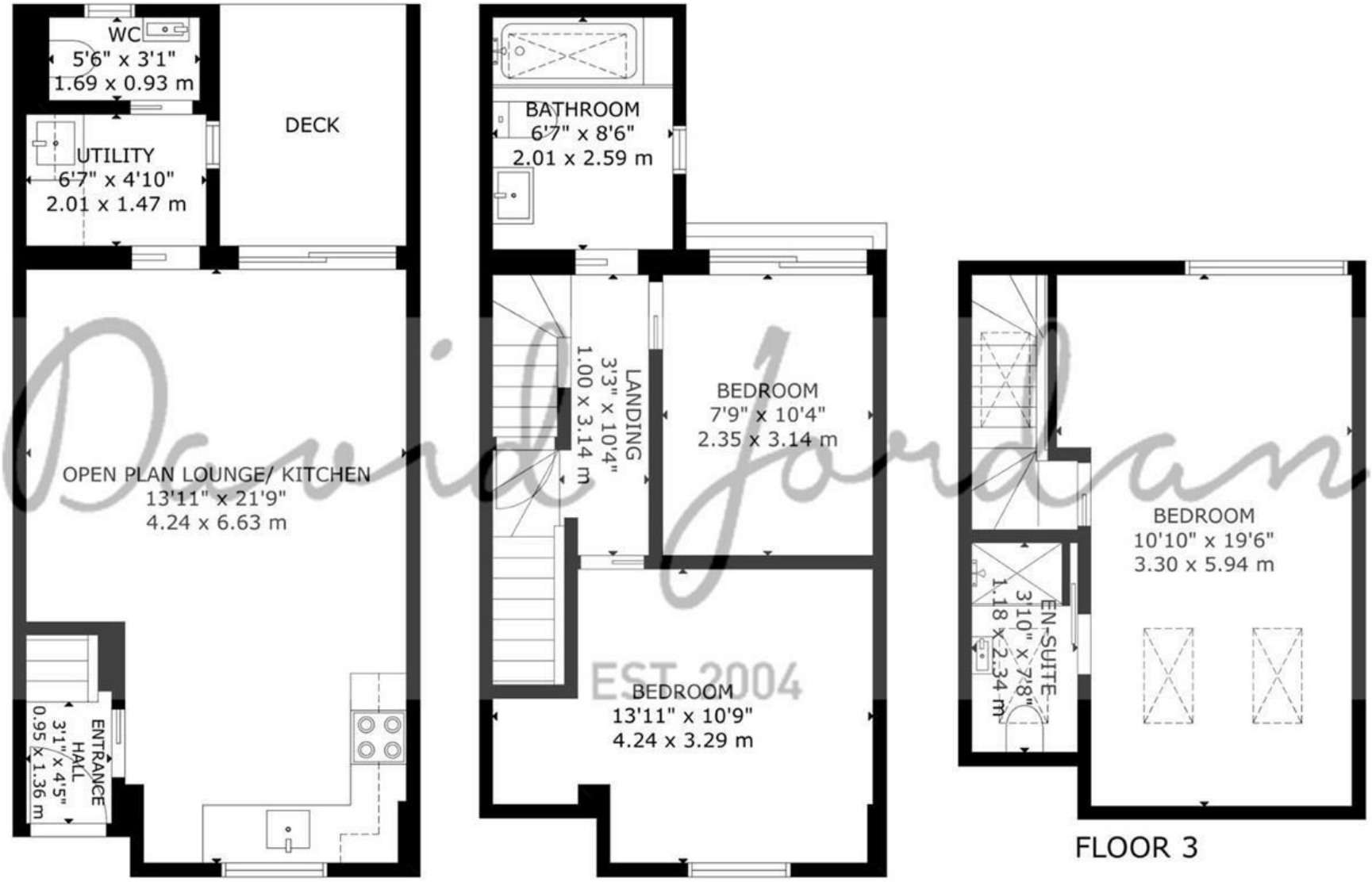
The rear garden is laid to shingle and enjoys a surprisingly good level of sunshine during the afternoon hours.

The buyers will also enjoy the benefit of the remaining builders 10 year warranty.

Offered for sale with full vacant possession and no onward chain. The property would appeal to first time buyers, or those wishing to purchase an ideal "lock up and leave" home by the sea.

Viewing advised to fully appreciate the property and its highly desirable town centre location.

- CONTEMPORARY TOWN HOUSE
- SECLUDED MEWS DEVELOPMENT
- THREE BEDROOMS WITH EN-SUITE TO MAIN.
- OPEN PLAN LOUNGE/KITCHEN
- GROUND FLOOR UTILITY AND WC
- SOUTHERLY ASPECT COURTYARD GARDEN
- NEAR TO THE BEACH, SHOPS AND TRAIN STATION
- VACANT POSSESSION
- NO ONWARD CHAIN
- REMAINDER OF THE 10 YEAR BUILDERS WARRANTY



David Jordan
EST 2004

GROSS INTERNAL AREA
TOTAL: 90 m²/970 sq.ft
FLOOR 1: 33 m²/354 sq.ft, FLOOR 2: 33 m²/353 sq.ft
FLOOR 3: 24 m²/263 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

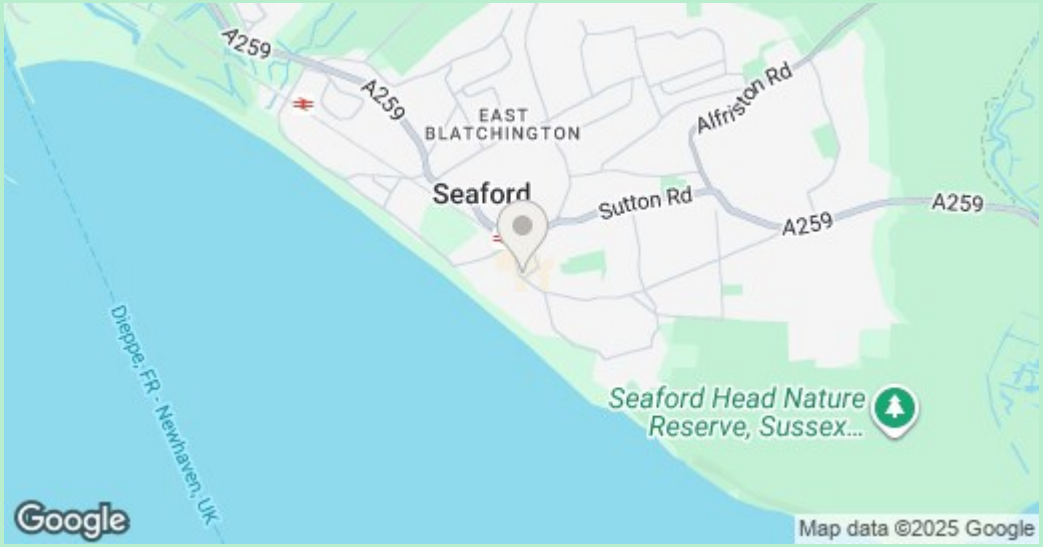
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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 representationsof fact or form part of any offer or contract.

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