



## 3C PHOENIX MEWS, SEAFORD, BN25 1HZ

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.

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£355,000

*David Jordan*

EST. 2004



- 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

**30 PHOENIX MEWS, SEAFORD, BN25 1HZ**

**£355,000**

**COUNCIL TAX BAND**  
REMAINDER OF THE 10 YEAR BUILDERS WARRANTY

Local Authority: Lewes District Council  
 Council Tax Band: C

**ENERGY PERFORMANCE CERTIFICATES (EPC)**

Energy Efficiency Rating: B

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