



**Dymock Close  
Seaford**

**Offers in the region of £350,000**

**END OF CHAIN**

Seaford Properties is delighted to offer for sale this beautifully presented semi-detached family home. Accommodation comprises of a lounge/dining room, three bedrooms, a modern kitchen and bathroom. The property also offers a private rear garden with a large deck, garage and 2 off road parking spaces at the front of the property.

The property is located in an ideal location within walking distance to a local primary school, convenient store and bus routes to Brighton/Eastbourne, Seaford town centre and the sea front.



# Dymock Close Seaford

## Entrance Hall

## Guest Toilet

## Lounge/Dining Room

A good sized lounge and dining room with sliding doors leading to a large deck and private rear garden.



## Kitchen

The kitchen has been modernised and is fitted with a good number of cupboards, worktops, integrated appliances and a window overlooking the front.

## First Floor Landing

Airing cupboard and access to the loft.

## Bedroom 1

A good sized double bedroom with built in wardrobes and a window overlooking the front.



## Bedroom 2

A double bedroom with a window overlooking rear garden.

## Bedroom 3

A bedroom with a window overlooking the rear garden.

## Family Bathroom

Modern P-shaped bath with shower, toilet and basin.

## Loft

The loft is partly boarded and has an electric light. A free standing ladder is available.



## Garden

Private rear garden with a large deck - perfect for entertaining.

## Parking

Garage plus 2 off road parking spaces.

The garage is currently let at £100 per month.

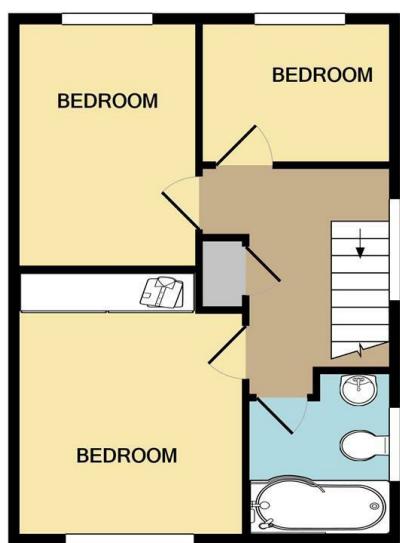
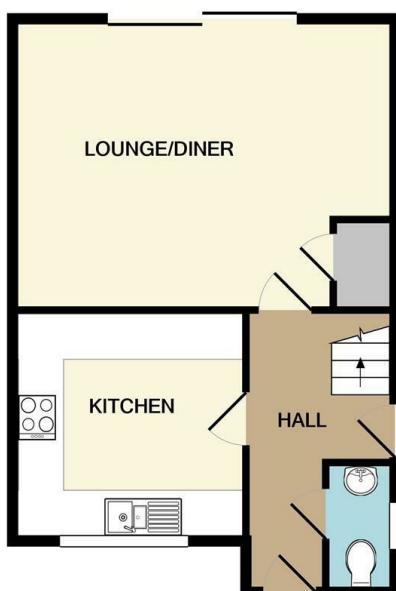
## Floor Plan

The floor plan and the dimensions are for information purposes only and may not be to scale and representative of the property.

## Tax Band

Tax Band C

Approx. £1923.55 pa



1ST FLOOR

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B	74	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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