



53 UPPER BELGRAVE ROAD, SEAFORD, EAST SUSSEX, BN25 3AY

£425,000

A spacious detached bungalow backing south and situated in this popular residential area near to local bus services and Cradle Hill Primary School. Seaford town centre and railway station are situated within one mile.

Accommodation comprises; entrance hallway with wood block flooring extending into most rooms. The double aspect lounge has a sliding patio door opening into the a double glazed conservatory which in turn leads out to the southerly aspect rear garden.

The kitchen/breakfast room has a good level of fitted cupboards and drawers, electric oven and hob and further space for additional appliances. There is also a nice view to the rear garden and side access.

All three bedrooms are of a good size, with the third bedroom being utilised as an office.

There is also a convenient shower room with wide shower tray, WC and vanity unit.

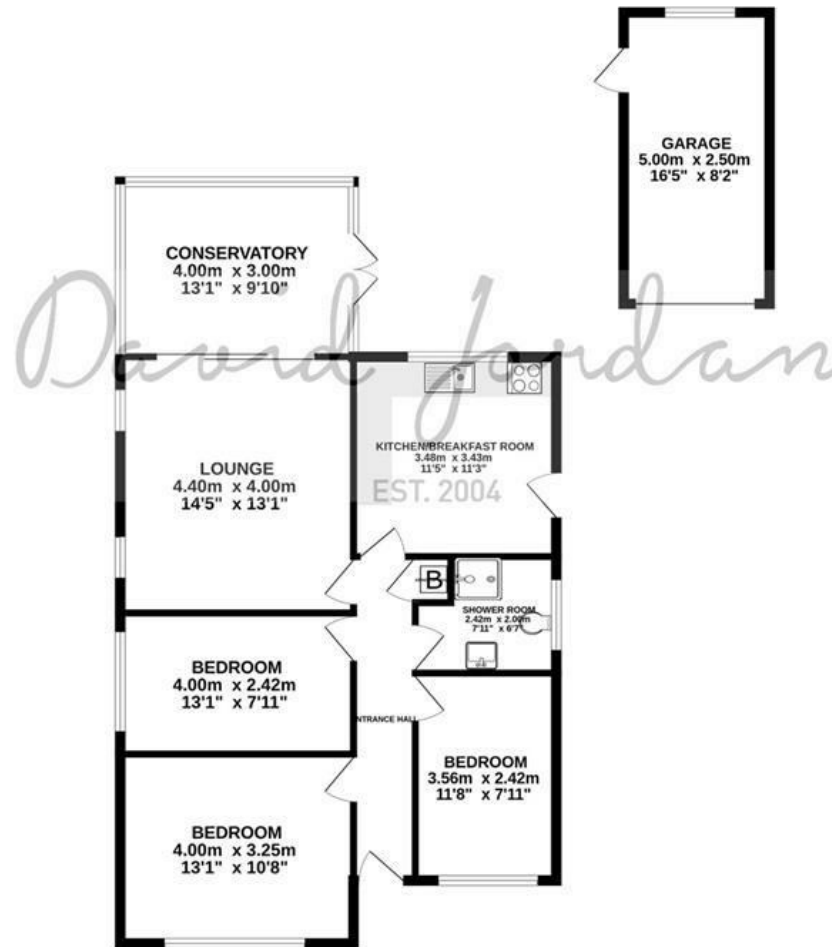
The southerly aspect cottage style garden has a variety of trees including some established Japanese maple and magnolia trees. Paved patio and sideways, part laid to lawn. There are security double gates and side paved driveway which leads to the garage, with up and over door and personal side door.

This property is being offered for sale with vacant possession, and no onward chain.

- DETACHED BUNGALOW
- THREE GOOD SIZE BEDROOMS
- LOUNGE AND CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS AND EXTERNAL DOORS
- WOOD BLOCK FLOORING TO PRINCIPAL ROOMS
- DRIVEWAY WITH DOUBLE GATES LEADING TO GARAGE
- SOUTHERLY ASPECT COTTAGE STYLE REAR GARDEN



GROUND FLOOR
96.0 sq.m. (1034 sq.ft.) approx.



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TOTAL FLOOR AREA : 96.0 sq.m. (1034 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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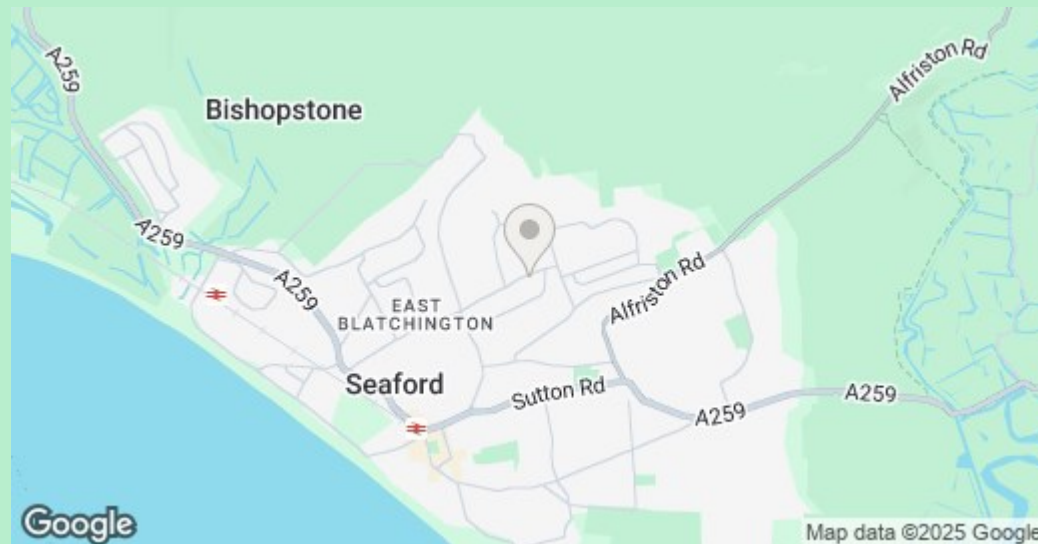
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

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.

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 representations of fact or form part of any offer or contract.

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EST. 2004