



20 BELVEDERE GARDENS, SEAFORD, EAST SUSSEX, BN25 3BQ

£325,000

A well-presented two bedroom mid-terrace house. The property benefits from being situated at the head of this small cul-de-sac, close to local bus route and within short walking distance of Cradle Hill CP school.

The ground floor comprises living/dining room and modern separate kitchen. The first floor has a family bathroom and two double bedrooms.

Outside there is an attractive, low maintenance rear garden, which is fence enclosed and mainly laid to with AstroTurf. The garden also benefits from a nice size patio.

There is a single garage forming part of a block situated nearby the property.

Further benefits include gas central heating and uPVC double glazing.

- TWO DOUBLE BEDROOMS
- MID-TERRACE HOUSE
- SITUATED IN A QUIET CUL-DE-SAC
- LIVING/DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH SHOWER
- CLOSE TO LOCAL BUS ROUTES, CRADLE HILL PRIMARY SCHOOL AND SHOP.
- LOW MAINTENANCE REAR GARDEN
- GARAGE FORMING PART OF A BLOCK
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING





## Ground Floor

### PORCH

Fuse board. Door into lounge.

### LOUNGE/DINER

Large window to front. Radiator.

### KITCHEN

Range of modern fitted units. Induction hob. Eye-level microwave and oven. Integrated fridge freezer, slimline dishwasher and washing machine.

Wall-mounted Worcester gas boiler. Tiled floor. Door out to rear garden.

## First Floor

### BEDROOM ONE

Large window to front. Fitted wardrobes. Radiator.

### BEDROOM TWO

Window to rear, overlooking the garden. Storage space. Radiator.

### BATHROOM

Bath with shower. W.C. Wash basin with storage beneath. Ladder style radiator. Fully tiled walls. Extractor fan.

## Outside

### FRONT

Laid to lawn. Pathway to front door.

### REAR GARDEN

Fully fence enclosed. Patio. Flower bed. Remainder laid to Astroturf. Gate to rear for access.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: B

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

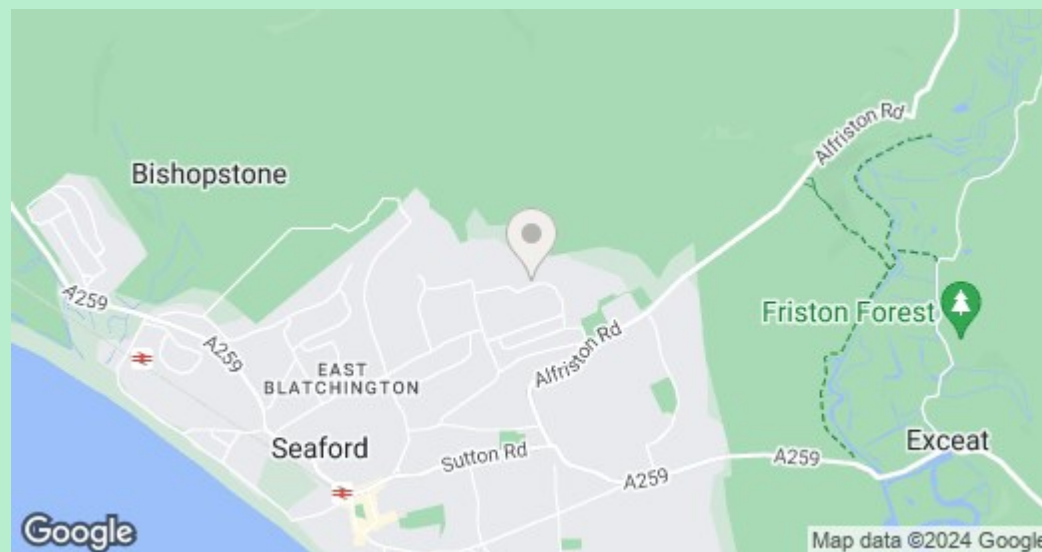
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General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will 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.

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EST. 2004