



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

£360,000



An attractive and well presented three bedroom semi-detached property, backing south and tucked away within this small cul-de-sac, close to local bus route and within a third of a mile from Cradle Hill Community Primary school.

The property backs south has the benefit of a fitted kitchen, Upvc double glazed conservatory, gas central heating, southerly aspect rear garden, garage and ample off road parking for several vehicles.

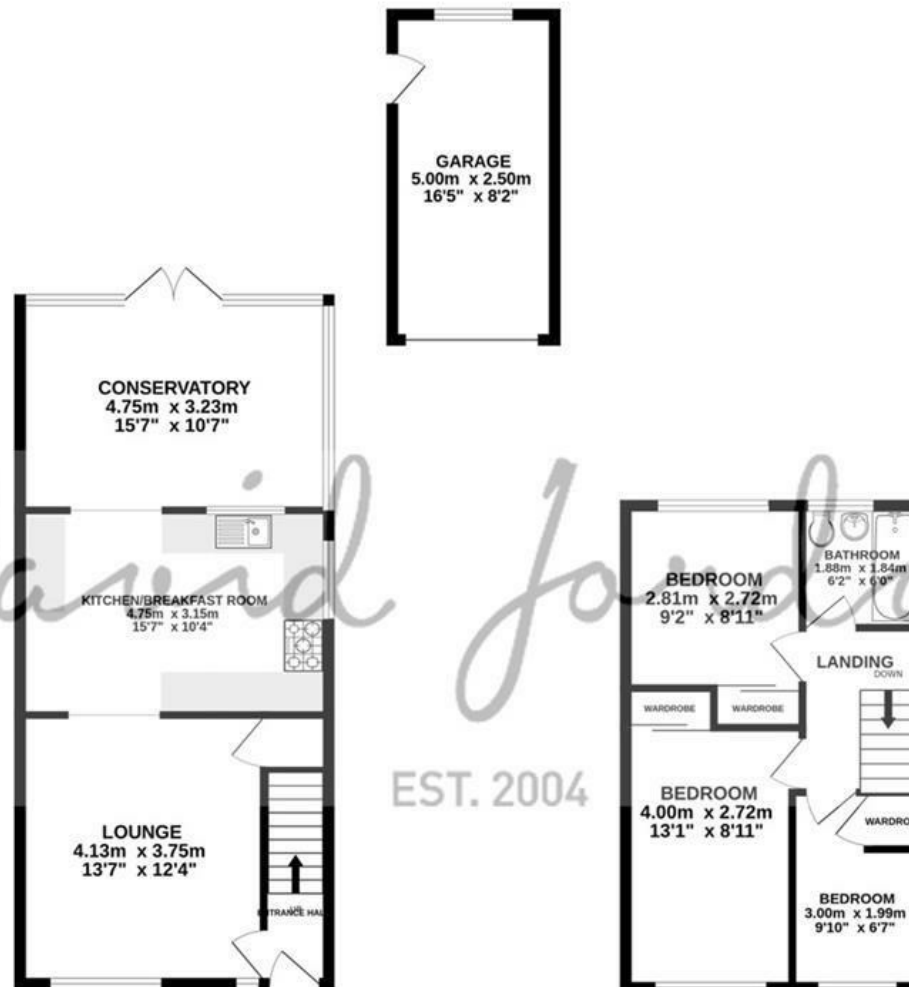
All of the first floor bedrooms are of reasonable size all benefiting from fitted wardrobes/cupboards.

- THREE BEDROOMS
- SEMI DETACHED HOUSE BACKING SOUTH
- SITTING ROOM, LOUNGE AND CONSERVATORY
- GARAGE WITH PERSONAL DOOR FROM GARDEN
- GAS CENTRAL HEATING
- GOOD SIZE KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- WITHIN A THIRD OF A MILE FROM CRADLE HILL PRIMARY SCHOOL



GROUND FLOOR  
62.4 sq.m. (672 sq.ft.) approx.

1ST FLOOR  
33.8 sq.m. (363 sq.ft.) approx.



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TOTAL FLOOR AREA: 96.2 sq.m. (1035 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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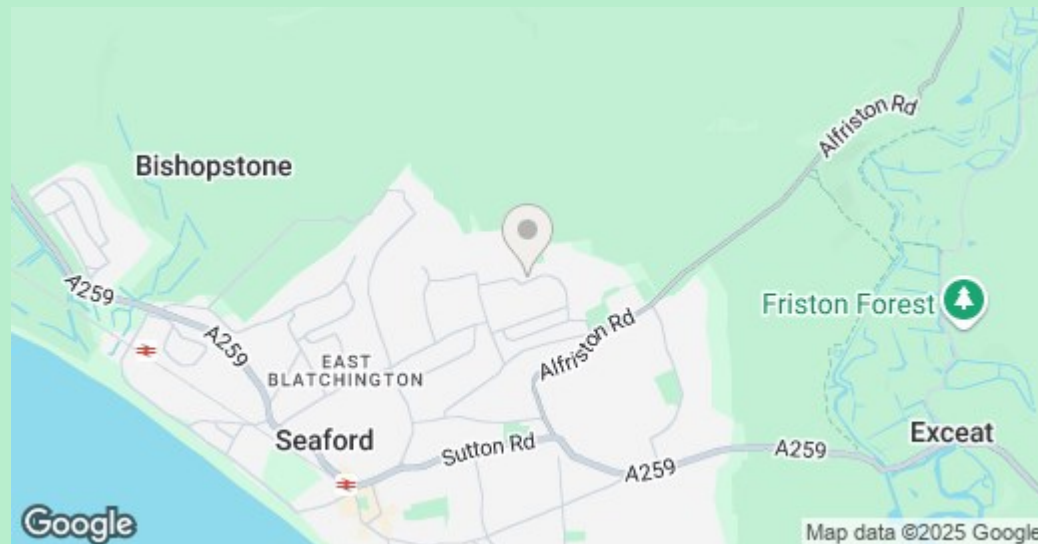
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## 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