



RAVENS CRAIG UPPER BELGRAVE ROAD, SEAFORD, EAST SUSSEX, BN25 3AD

£1,000,000

Spacious Detached Home offering Versatile Living, Eco Features & an Indoor Pool

Located within a mile of Seaford town centre and railway station, this substantial detached property offers excellent connectivity with rail links to London and Brighton, regular bus services to Eastbourne and Brighton within easy access of Seaford's popular seafront, cafés, bars, and amenities. The property is also conveniently situated near local primary schools, making it an ideal family home.

Built circa 1975 and occupying a generous plot, the house offers over 5,000 sq ft of internal space and has been thoughtfully extended and adapted over time.

The accommodation includes five bedrooms, two with air conditioning and four bathrooms, two of which are ensuite, plus two separate cloakrooms.

There is a spacious kitchen/dining room and a large living room, each approximately 60m<sup>2</sup>, both air-conditioned, along with an air-conditioned study/home office.

The property is fully double-glazed and features radiators in every room, controlled by a Honeywell Evohome smart heating system.

Additional features include a double garage, three external utility rooms, a greenhouse, and a 5m x 10m indoor swimming pool with attached plant room, changing room and a laundry room.

Accessibility is a key feature, with step-free access to the ground floor (via a portable front-door ramp), a stairlift and platform lift to the first floor, a wheelchair-accessible ensuite wet room upstairs. The ground floor is also fully accessible for wheelchair users.

Externally, the home is equipped with 40 solar panels generating up to 10kW, with a feed-in tariff providing over £2,000 in annual income (linked to RPI, expiring in 2035).

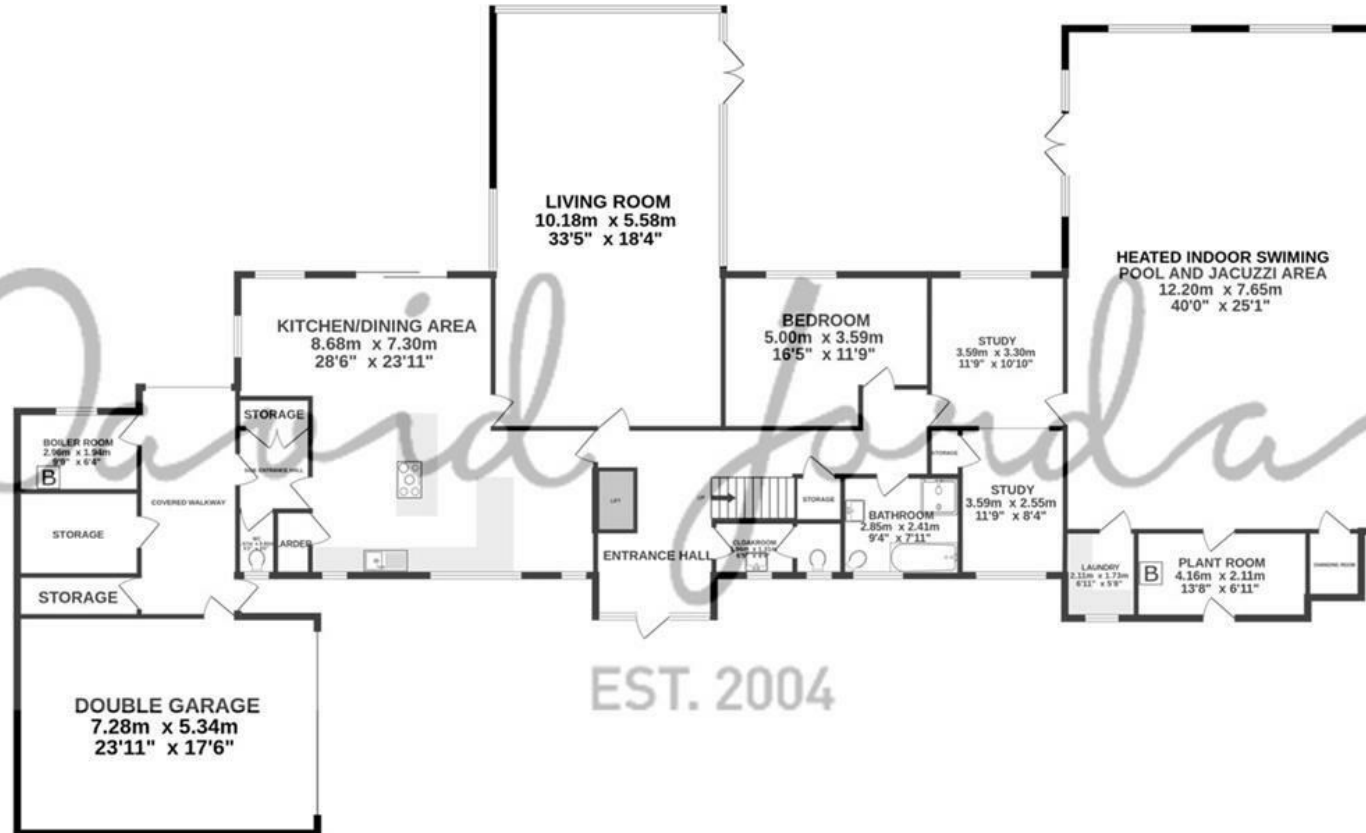
This is a rare opportunity to acquire a large, adaptable home with strong eco credentials, excellent accessibility and exceptional potential.

- FIVE BEDROOMS, TWO WITH AIR CONDITIONING
- FOUR BATHROOMS, TWO OF WHICH ARE ENSUITE
- SOLAR PANELS GENERATING OVER £2000 PER ANNUM
- A SPACIOUS KITCHEN/DINING ROOM (63 SQ M) AND LARGE LIVING ROOM (57 SQ M)
- AN AIR CONDITIONED STUDY/HOME OFFICE
- DOUBLE GARAGE WITH PLENTY OF PARKING AND THREE EXTERNAL STORAGE/BOILER ROOMS
- 5M X 10M (MOTHBALLED) INDOOR SWIMMING POOL WITH ATTACHED PLANT ROOM, CHANGING ROOM AND LAUNDRY ROOM
- HONEYWELL EVOHOME SMART HEATING SYSTEM
- STAIRLIFT AND PLATFORM LIFT TO THE FIRST FLOOR
- SECURITY ALARM INFRASTRUCTURE





GROUND FLOOR  
358.0 sq.m. (3854 sq.ft.) approx.



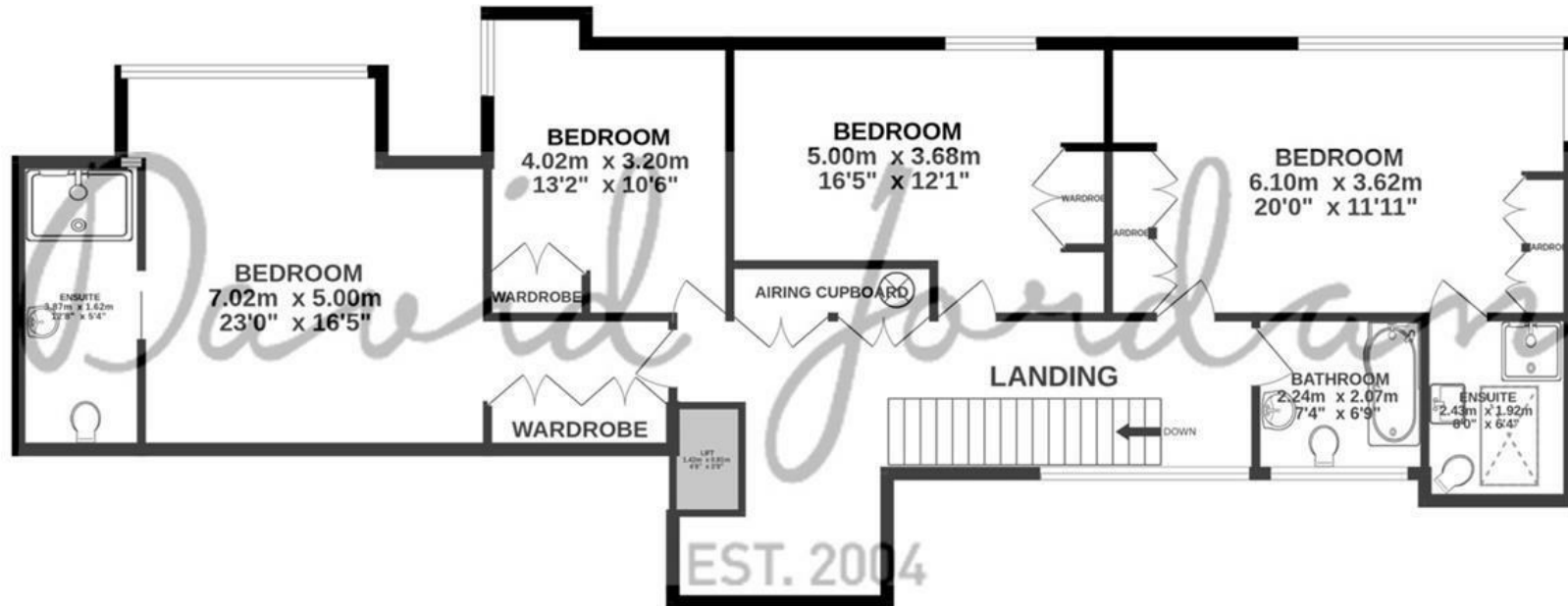
RAVENS CRAIG UPPER BELGRAVE ROAD SEAFORD

TOTAL FLOOR AREA : 358.0 sq.m. (3854 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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1ST FLOOR  
113.0 sq.m. (1216 sq.ft.) approx.



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The ground floor accommodation is fully wheelchair accessible, with step-free entry via a portable front-door ramp and a layout designed for ease of movement throughout.

This level features a 63 sq m kitchen/dining room fitted with integrated appliances including an induction hob, dishwasher, double oven and fridge/freezer. The impressive triple aspect 56 sq m living room offers ample space for entertaining and opens directly onto the rear garden. Also on the ground floor are a fifth bedroom, a bathroom and an air-conditioned study/home office, ideal for remote working or flexible use.

In addition to the conventional staircase, there is a stairlift and platform lift providing access to the first floor with four further bedrooms, all with fitted wardrobes and enjoying a southerly aspect with views toward the town centre, the sea and Seaford Head. Two of these bedrooms benefit from air conditioning. The first floor also includes two en-suite shower rooms and a family bathroom, with underfloor heating for added comfort.

Additional features include a double garage, three external utility rooms, a greenhouse and a 5m x 10m indoor swimming pool (currently mothballed), complete with a plant room, changing room and laundry room.

Externally, the property is equipped with 40 solar panels, generating up to 10kW and providing over £2,000 annual income through a feed-in tariff linked to RPI (contract valid until 2035). There is also a security alarm infrastructure.

The beautifully enclosed landscaped rear garden enjoys a southerly aspect and features two patio areas, concrete hardstanding, mature trees and shrubs and well-maintained lawns, perfect for outdoor entertaining and family enjoyment.





## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: B



## 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