



**3 Bed**  
**Bungalow - Detached**  
**located in Belgrave Crescent**





# 15 Belgrave Crescent

## Seaford

### BN25 3AX



**Guide Price £450,000 -  
£475,000**

Guide Price £450,000 - £475,000. Offered for sale with no ongoing chain is this fabulous 3 bedroom detached bungalow. The property offers parking in abundance and is set on a level plot. The rear garden is low maintenance and has access down both sides. A secure and recently added lean-to, with external dual access, is located down the right side of the property. You enter the property via a spacious entrance porch, that has recently benefitted from a new roof. From the entrance hall the living / dining room is found to your right at the front elevation. Traveling down the hall there is the kitchen and second bedroom, located adjacent to each other. The hall opens at the end, offering a small office space and from here access to the bathroom, master bedroom and third bedroom. Moving through the third bedroom you enter the conservatory from where you can enjoy the garden all year round. This room is currently used as a dining room. The master bedroom benefits from an ensuite W.C., which could be re-modelled into an ensuite shower-room if required. The garage houses both electric and gas meters and benefits from an electric remote controlled up and over door.

#### Entrance Porch

Double glazed front door flanked by double glazed windows. Tiled floor and cladded ceiling with courtesy light. Door to entrance hall.

#### Entrance Hall

Radiator and doors to all rooms.

#### Living / Dining Room

Double glazed window to three side affording ample natural light. Two radiators and a feature fire place.

#### Kitchen

A well appointed kitchen with a matching range of wall and base units. Work surface with integrated hob, nest of drawers under and oven to the side. Single bowl sink unit with drainer and mixer tap. Integrated dishwasher. Space for washing machine and upright fridge freezer. Tiled splash backs, glazed eye level display cabinet and tiled floor. Double glazed window and door to the side.

#### Bedroom Two

Double glazed window to the front and radiator.

#### Bathroom

Suite to comprise enclosed bath, low level W.C., wash hand basin inset vanity unit and separate curved shower cubicle. Tiled walls and floor with ladder style rad / towel rail. Two double glazed windows to the side.

#### Master Bedroom

A generous bedroom with an ensuite W.C. Fitted wardrobe and overhead storage, radiator and double glazed window to the rear.

#### Bedroom Three

Double glazed patio door to Conservatory. Radiator.

#### Conservatory

Double glazed conservatory with french doors to rear garden and tiled floor.

#### Outside

The front is brick blocked paved and provides ample off road parking. The rear garden is low maintenance with paved and slightly raised shingle area. Established flower beds stocked with small trees, bushes and shrubs. Timber summer house. Secure lean-to with dual access and outside water tap.

#### Garage

Remote control electric up-and-over door. Power and light. Gas and Electric meters.











**15 Belgrave Crescent, Seaford, BN25 3AX**





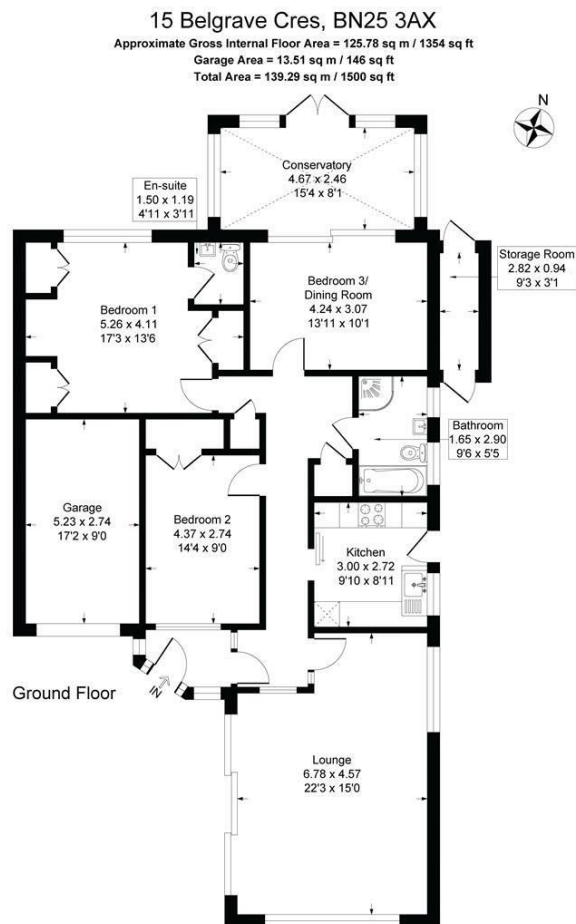


Illustration for identification purposes only, measurements are approximate, not to scale

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CONTACT

20 Sutton Park Road  
 Seaford  
 East Sussex  
 BN25 1QU

E: [info@seafordproperties.co.uk](mailto:info@seafordproperties.co.uk)

T: 01323 899779

