



16 Belgrave Crescent, Seaford, BN25 3AX

ROWLAND
GORRINGE

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Guide Price -
£485,000 - £495,000

A well presented and extended three bedroom detached bungalow with a secluded south facing garden located within a quiet and popular crescent.

This attractive bungalow has a light and spacious feel throughout, boasting a 22' living room and a adjoining sun room both of which sit across the rear of the property offering access and picturesque outlooks onto the rear garden. The bungalow has two hallways with one servicing the kitchen and reception areas. The kitchen has matching wall and base cupboards, work surfaces, space and plumbing for utilities, window to side access and further door leading to the side. The second to the bedroom areas and bathroom. Bedroom 1 has en-suite shower and toilet. Bedroom 2 and the family bathroom are both to the front of the house. Bedroom 3 is currently used as a dining room but can easily be turned back into a bedroom.

The private and southerly rear garden has been landscaped being mainly laid to lawn with established shrub borders, pond are and remainder patio seating area.

The front garden offers ample off road parking leading to the garage.

Belgrave Crescent is situated off a cul-de-sac, close to two primary schools and a local parade of shops can be found in nearby Lexden Road. The South Downs National Park, with its walking and cycling trails is also nearby. Blatchington golf course and Seaford town centre lie within a mile. The town itself, offers an uncommercialised seafront promenade, beach, a range of shops, cafes and pubs and a railway station with links to Lewes, Brighton and London (Victoria).



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- Three Double Bedrooms
- Garage & Driveway
- South Facing Garden
- Quiet Location
- Detached Bungalow
- Well Presented Throughout
- Vendor Suited
- Bathroom & Ensuite
- New Boiler (2021)



Entrance Hall

Kitchen 3.15m x 4.11m (10'4" x 13'6")

Living Room 6.91m x 3.66m (22'8" x 12")

Sun Room 3.20m x 3.07m (10'6" x 10'1")

Bedroom One 3.76m x 3.56m (12'4" x 11'8")

En-Suite

Bedroom Two 3.02m x 4.06m (9'11" x 13'4")

Bedroom Three 3.30m x 2.44m (10'10" x 8")

Bathroom

Rear Garden

Garage

EPC: TBC

Council Tax Band: D





Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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