



21 Belgrave Road, Seaford, BN25 2EJ

ROWLAND  
GORRINGE



## 21 Belgrave Road, Seaford, BN25 2EJ

£700,000

An exceptionally well presented and extended four bedroom detached house being within short walking distance of bus services and local parade of shops. The town centre and railway station are approximately a quarter of a mile distance. No ongoing chain.

Set well back from the road with mature open aspect front garden and driveway providing ample off street parking to a single garage. The front entrance door leads into a spacious entrance hall with 'Karndean' flooring which extends to the principal rooms. There is a cloakroom/WC and stairs to the first floor.

The open plan dining/family room offers good space for entertaining, a wood and polished stone fire place and window with pleasant outlook over the front garden. Double doors connect to the sitting room with dual aspect windows over the rear garden. A feature wood and marble fireplace makes a nice focal point and there is a connecting conservatory with access to the rear garden.

The kitchen/breakfast room has a good range of 'Shaker' style wall/base cupboards, complemented by ample working surface, tiled splash backs and flooring. There is an inset sink unit, appliance space for cooker, dish washer, washing machine and fridge/freezer. There is a pleasant outlook over the rear garden and a stable door onto the patio.

On the first floor landing there is a large airing cupboard and loft access with ladder.

The family bathroom is fitted with a contemporary style suite comprising bath with mixer tap/shower, wash basin in vanity unit, WC, tiled walls/floor.

The master bedroom has distant views of Seaford Head, fitted wardrobes with matching bedside cabinets and en-suite shower room/WC. There are three further bedrooms on this floor with bedrooms three and four having views over the rear garden.

A particular feature of the property is the attractive secluded rear garden having a favoured westerly aspect. The garden room has power/light and would make an ideal work space. There is a summer house with pergola, timber shed and well stocked raised flower borders.

Belgrave Road is conveniently located within a short walking distance of bus services and local parade of shops. The town centre and railway station are approximately a quarter of a mile distance. Seaford town centre offers a wide range of shopping facilities and a choice of restaurants, cafes and bars. Regular bus services are available to Eastbourne, Brighton and outlying villages. The railway station within the town centre offers a service to London Victoria, Brighton and Lewes. Surrounded by the South Downs National Park, the town offers a wide variety of leisure activities plus over two miles of uncommercialised promenade /beach, two golf courses, a leisure centre, tennis, bowls and sailing clubs, fishing, cycling and walking.

















**Entrance Hall**  
15'6" x 8'6" (4.72m x 2.59m)

**Dining Room**  
12'6" x 8' (3.81m x 2.44m)

**Kitchen**  
11'1" x 8' (3.38m x 2.44m)

**Utility**  
8'6" x 8' (2.59m x 2.44m)

**Family Room**  
22'4" x 11'9" (6.81m x 3.58m)

**Lounge**  
15'5" x 11'9" (4.70m x 3.58m)

**Conservatory**  
9'5" x 6'4" (2.87m x 1.93m)

**WC**

**First Floor Landing**

**Bedroom One**  
12'3" x 10'7" (3.73m x 3.23m)

**En-suite**  
8'3" x 7'4" (2.51m x 2.24m)

**Bedroom Two**  
11'9" x 11'3" (3.58m x 3.43m)

**Bedroom Three**  
10'9" x 9'5" (3.28m x 2.87m)

**Bedroom Four**  
8'3" x 7'9" (2.51m x 2.36m)

**Family Bathroom**  
8'3" x 7'9" (2.51m x 2.36m)

**Garage**  
16'3" x 7'11" (4.95m x 2.41m)

**Front & Rear Garden**

**EPC- C**

**Council Tax- F**

**Home Office**  
8'2" x 8' (2.49m x 2.44m)

**Shed**  
6'3" x 4' (1.91m x 1.22m)

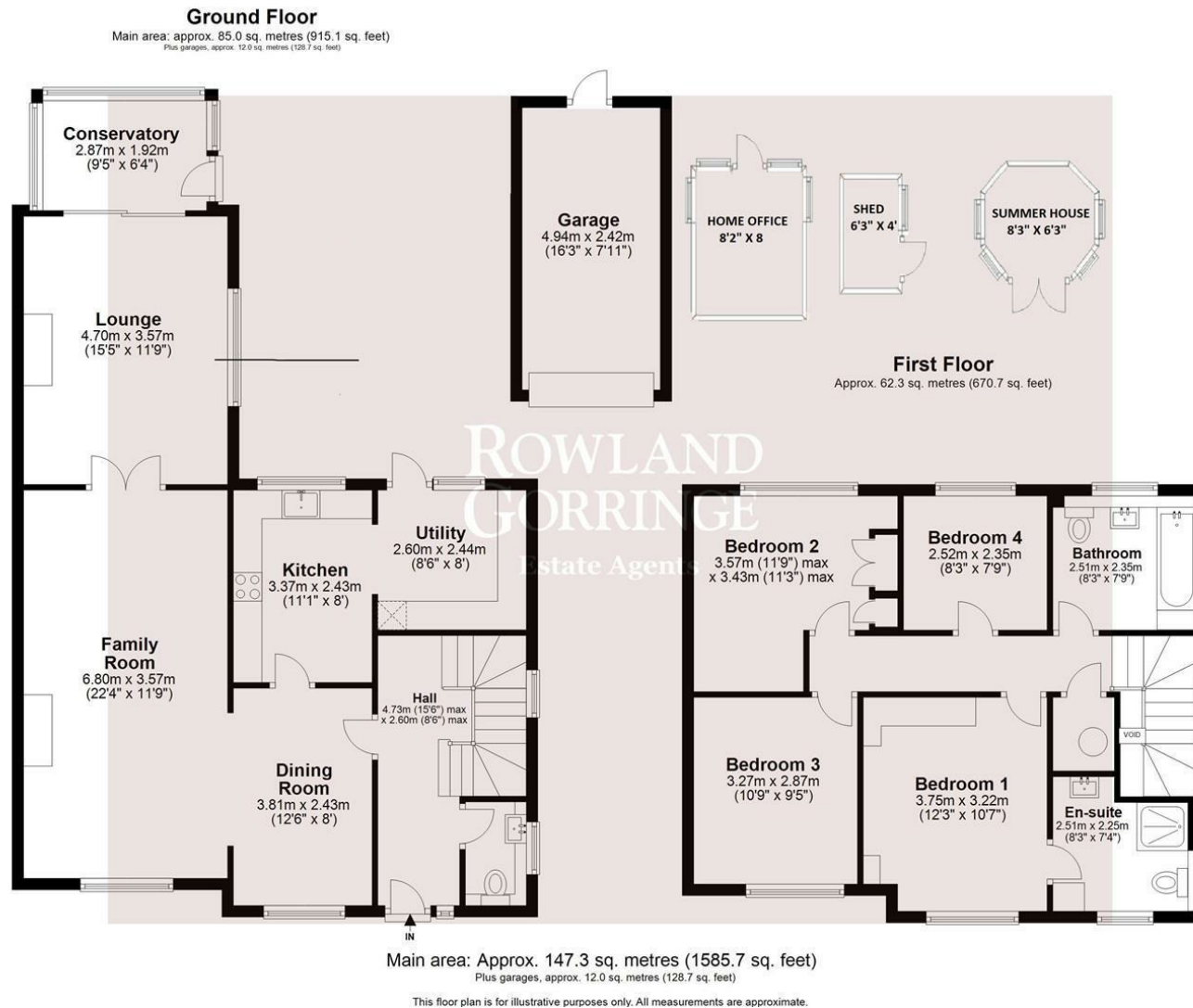
**Summer House**  
8'3" x 6'3" (2.51m x 1.91m)











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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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