



54 Belgrave Crescent, Seaford, BN25 3AU

ROWLAND
GORRINGE

54 Belgrave Crescent Seaford BN25 3AU

£450,000

A spacious, light, three bedroom semi detached house, modernised and well presented throughout.

There is a generous entrance hall with modern cloaks/wc off, stairway leading up and door through to; a 28' through aspect living/dining room with bay to the front and french doors onto the rear garden. The modern kitchen overlooks the rear garden and has a side door access. Upstairs you have all 3 double bedrooms, with bedrooms 1 and 2 having built in wardrobes. A modern family bathroom tiled completes the accommodation.

There is a lawn to the front and block brick drive leading to the properties porch and garage. A secure side gate gives access to the attractive landscaped rear garden: with large patio adjoining the property, central lawn, sleeper raised beds and borders. Whilst to the rear is a raised shed and play area/patio.

Local bus services and countryside walks can be found within close proximity, whilst a parade of shops is close by in Lexden Road. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, bus and rail services, seafront promenade and beach can be found within approximately 1.5 miles.



- Semi Detached House
- 28' Through Living/Dining Room
- Garage & Driveway
- Landscaped Garden
- 'Cul de Sac'
- 3 Double Bedrooms
- Superbly Presented Through-Out
- Utility Area
- Vendor Suited
- Approximately 1097sq. ft.



Entrance Hall

Cloakroom

Kitchen 3.61m x 2.90m (11'10" x 9'6")

Living/Dining Room 8.56m x 3.66m (28'1" x 12")

Landing

Bedroom One 4.22m x 3.12m (13'10" x 10'3")

Bedroom Two 3.63m x 2.64m (11'11" x 8'8")

Bedroom Three 2.95m x 2.64m (9'8" x 8'8")

Bathroom 2.44m x 1.91m (8'0" x 6'3")

Rear Garden

Front Garden

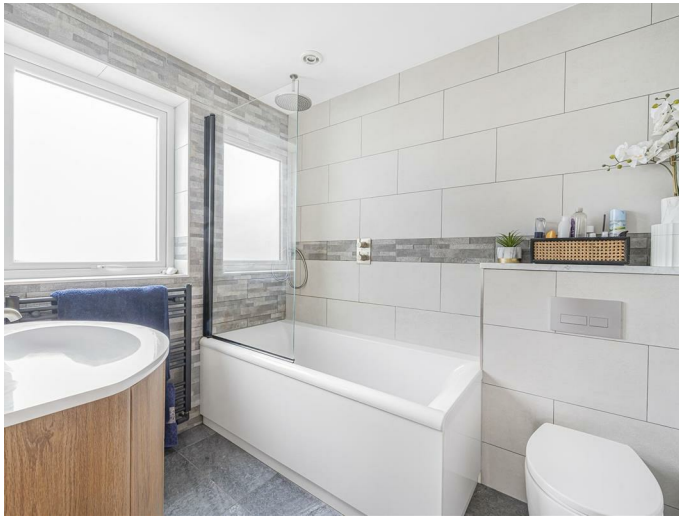
Garage 5.31m x 2.67m (17'5" x 8'9")

Driveway

EPC: C

Council Tax Band: D





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Approximate Gross Internal Floor Area = 101.87 sq m / 1097 sq ft

Garage Area = 14.15 sq m / 152 sq ft

Total Area = 116.02 sq m / 1249 sq ft



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

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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