



23 Belvedere Gardens, Seaford, BN25 3BQ

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GORRINGE

23 Belvedere Gardens Seaford BN25 3BQ

£325,000

An ideal two bedroom semi detached freehold house situated in a popular close within proximity to a sought after primary school.

This well presented, light and airy home comprises of entrance hall, living room which leads onto the kitchen with further doors leading to the conservatory. The kitchen comprises matching wall and base cupboards work surfaces, space and plumbing for appliances. The southerly aspect conservatory has French doors leading to the rear garden.

To the first floor there are two bedrooms and a shower room/wc. Outside there is off street parking. The rear garden is the favoured south westerly aspect being low maintenance, secluded, side garden and gated side access.

Belvedere Gardens is ideally situated for Local primary school, shops and bus routes whilst also being enclosed by the South Downs National Park enjoying one and a half miles of uncommercialised seafront, Seaford offers a wide range of shopping facilities, cafes, restaurants and public houses. Railway links to Gatwick airport and London Victoria, bus services to Eastbourne/Brighton and out lying villages. Several nursery and primary schools, secondary school and sixth form college. Leisure centre, tennis, bowls, sailing club, two golf courses and numerous other recreational facilities. A park with play area can be found within a few hundred yards of the property



- Approximately 837 Square Feet
- Off Road Parking
- Close to Popular Primary School
- Close to Shops & Bus Routes
- Semi Detached
- South West Facing Garden
- Conservatory
- No Ongoing Chain



Entrance Hall

Lounge 5.26m x 3.96m (17'3" x 13")

Kitchen 3.96m x 2.74m (13" x 9")

Conservatory 3.58m x 2.69m (11'9" x 8'10")

Landing

Bedroom One 3.96m x 2.79m (13" x 9'2")

Bedroom Two 3.96m x 2.79m (13" x 9'2")

Bathroom

Rear Garden

Off Road Parking

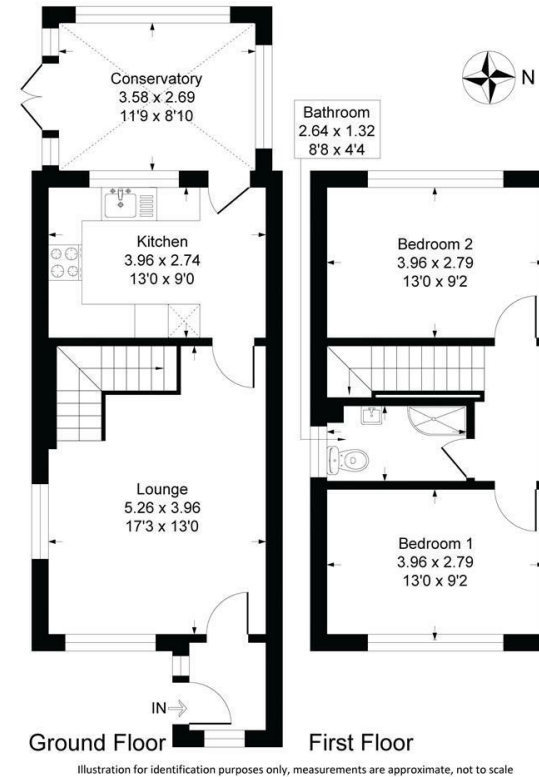
EPC: D

Council Tax Band: C





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Approximate Gross Internal Floor Area = 77.79 sq m / 837 sq ft



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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