



63 Upper Belgrave Road, Seaford, BN25 3AY

ROWLAND  
GORRINGE

# 63 Upper Belgrave Road Seaford BN25 3AY

## £400,000

A well presented 3 bedroom detached bungalow with south facing rear garden, conservatory, living/dining room, shower/wc and carport with block brick drive. No onward chain.

With a south facing rear garden this well-presented detached bungalow has 3 bedrooms located to the front, all of a good size and 2 showing the parquet wood flooring which is characteristic for this era of property. All 3 reception areas sit to the rear and look onto the attractive garden. The living/dining room has a dual aspect, stone fireplace with electric fire in situ and sliding door into the conservatory. The curved conservatory is brick-based with tiled floor, centrally heated and a patio door leading onto a patio. The kitchen has white base/wall units, a window to the garden and side door to the garden. A modern double shower/wc and enclosed front porch area complete the internal accommodation.

The private rear garden is predominately laid to lawn, with shrub/flower borders and a patio across the rear of the property. To the front is a lawn, a block brick drive for several vehicles, with carport leading to the property and rear garden.

Upper Belgrave Road is located on the local bus route, a local parade of shops is close by in Lexden Road, whilst within a few hundred yards access to countryside walks can be found. 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.



- Approximately 998 sq ft
- 3 Bedrooms
- South Facing Garden
- Generous Parking Area
- No Onward Chain
- Detached Bungalow
- Conservatory
- Walk-in Shower/WC
- Close to Local Amenities



Entrance Porch

Entrance Hall

Kitchen 3.45m x 3.40m (11'4" x 11'2")

Living Room 4.37m x 4.06m (14'4" x 13'4")

Bedroom One 3.96m x 3.23m (13" x 10'7")

Bedroom Two 4.06m x 2.39m (13'4" x 7'10")

Bedroom Three 3.56m x 2.41m (11'8" x 7'11")

Bathroom 2.39m x 1.93m (7'10" x 6'4")

Conservatory 3.76m x 3.73m (12'4" x 12'3")

Rear Garden

Front Garden

Car Port & Drive 5.61m x 2.18m (18'5" x 7'2")

EPC: D

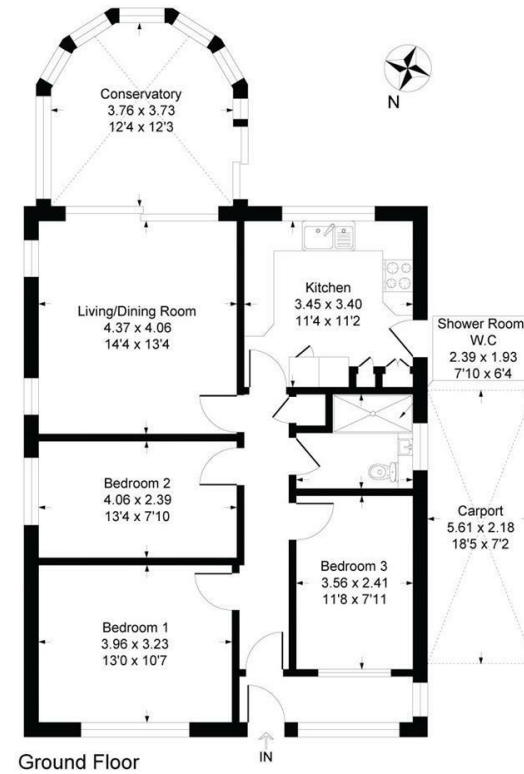
Council Tax Band: D





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Approximate Gross Internal Floor Area = 92.72 sq m / 998 sq ft



### Rowland Gorrings Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrings.co.uk  
www.rowlandgorrings.co.uk



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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