



80 Belgrave Road, Seaford, BN25 2HE

## 80 Belgrave Road, Seaford, BN25 2HE

£700,000

An impressive and rarely available 5 bedroom detached house in an ideal location, close to town centre, railway station and local primary school.

Deceptively spacious and light this property is well presented with south facing living room, feature fireplace and French doors to the rear. A bay fronted dining room can be accessed via double doors from the living room or the hallway. An impressive 17' kitchen breakfast room leads onto and over looks the south facing garden. A utility area is to the rear of the integral double garage, internal door to the hallway.

Upstairs a large landing has airing cupboard, access to all 5 bedrooms and bathroom/wc. Whilst the master bedroom and bedroom 2 both boast ensuites. The southerly rear garden is predominately laid to lawn with 2 patio areas and secure side access.

Further benefits include, downstairs cloakroom/wc, store room. gas fired central heating

and double glazed windows.

Situated within half a mile of the town centre and two primary schools, the property is ideally located.

Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment. The desirable and renowned Bedes private school can be found in nearby Eastbourne town and Lower Dicker.









**Entrance Hall**

**Living Room**

18' x 11'11" (5.49m x 3.63m)

**Kitchen/Breakfast Room**

17'4" x 13" (5.28m x 3.96m)

**Dining Room**

13'5" x 11'11" (4.09m x 3.63m)

**Cloakroom**

**Landing**

**Bedroom One**

15'8" x 10'7" (4.78m x 3.23m)

**En-Suite**

8'3" x 6'1" (2.51m x 1.85m)

**Bedroom Two**

11'11" x 11'4" (3.63m x 3.45m)

**En-Suite**

7'6" x 5'3" (2.29m x 1.60m)

**Bedroom Three**

11'9" x 10'7" (3.58m x 3.23m)

**Bedroom Four**

9'5" x 7'1" (2.87m x 2.16m)

**Bedroom Five/Study**

9'8" x 8'2" (2.95m x 2.49m)

**Bathroom**

**South Facing Rear Garden**

**Double Garage**

16'9" x 16'2" (5.11m x 4.93m)

**Off Road Parking**

**EPC: C**

**Council Tax Band: F**





# 80 Belgrave Road, BN25 2HE

Approximate Gross Internal Floor Area = 161.73 sq m / 1741 sq ft

Garage Area = 25.15 sq m / 271 sq ft

Total Area = 186.88 sq m / 2012 sq ft

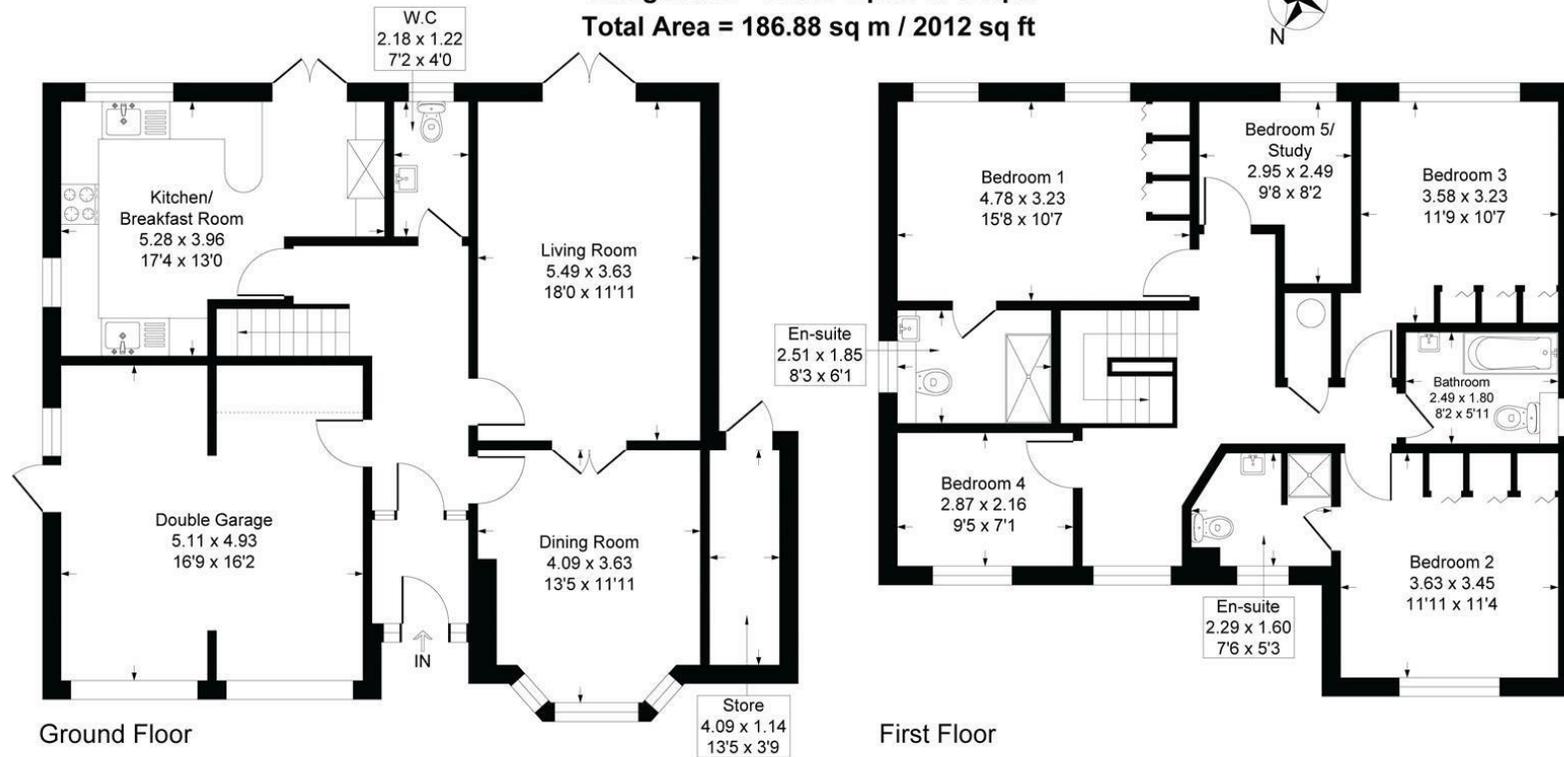


Illustration for identification purposes only, measurements are approximate, not to scale

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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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