



Ketley Upper Belgrave Road, Seaford, BN25 3AD

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**Guide Price -  
£800,000-£825,000**

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A deceptively spacious and beautifully presented 1920's semi detached residence with stunning south facing rear garden, views to Seaford Head and no ongoing chain.

Ketley and it's neighbouring property were originally one house, built by a local builder for his own occupation in the 1920's. In the 1960's the property was divided into two and Rowland Gorrige are pleased to offer Ketley onto the market.

This substantial property is set in attractive south facing gardens which enjoy a good degree of privacy. Additional features include the most impressive inner reception with imposing staircase, high ceilings, light and airy accommodation, Seaford Head views, modern kitchen breakfast room and 2 bathrooms. An internal inspection is strongly recommended to fully appreciate all this property has to offer.

On the ground floor there is a welcoming entrance hall which leads into the magnificent reception room boasting the most impressive and grand staircase which really needs to be seen to appreciate fully, fireplace and storage also. A living room over looks and leads onto the rear garden with back to back fire adjoining the reception room. The kitchen breakfast room oozes light with window to the front aspect and sky light above also, modern wall and base cupboards with sweeping work surface, integrated appliances and access to the formal dining room which has pretty views over the rear garden. A further study, utility room, pantry, cloakroom and access to the garage complete the ground floor.

On the first floor there are three generous sized bedrooms with bedrooms one & three enjoying views over the gardens to Seaford Head. Bedroom two has an ensuite shower room. The family Bathroom has been refitted and there is a very useful storage room. A loft hatch leads to the spacious attic which provides further useful storage and space to convert subject to necessary planning consents.

The attractive rear garden is the favoured southerly aspect being secluded, mainly laid to lawn, patio seating area adjoining the rear of the house, further patio area and summer house. To the front the garage is approached via a block paved driveway which provides ample off road parking, remainder path leading to the front, flower bed borders and gates to the front.

Ketley sits in Upper Belgrave Road, just a few hundred yards from St Peters Church. Lying approximately half a mile from Seaford town centre and all it's amenities. Seaford is surrounded by the South Downs National Park and enjoys over two miles of un-commercialised promenade and beach. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The cross channel port of Newhaven has daily services to Dieppe, busy yacht marina and fishing fleet. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles. Seaford has superb facilities for families, including 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









**Entrance Hall**

**Living Room**

16'11" x 16'3" (5.16m x 4.95m)

**Dining Room**

15'1" x 11'11" (4.60m x 3.63m)

**Kitchen/Breakfast Room**

15" x 23'3" (4.57m x 7.09m)

**Pantry**

4'5" x 4'5" (1.35m x 1.35m)

**Reception Room**

18" x 16'4" (5.49m x 4.98m)

**Study**

8'5" x 7'2" (2.57m x 2.18m)

**Utility**

7'8" x 4'6" (2.34m x 1.37m)

**Cloakroom**

**Landing**

**Bedroom One**

16'1" x 12'9" (4.90m x 3.89m)

**Bedroom Two**

13'1" x 10'2" (3.99m x 3.10m)

**En-Suite**

5'11" x 4'2" (1.80m x 1.27m)

**Bedroom Three**

15'5" x 12" (4.70m x 3.66m)

**Bathroom**

10'6" x 7'7" (3.20m x 2.31m)

**Front Garden & Parking**

**South Facing Rear Garden**

**Summer House**

19'6" x 11'11" (5.94m x 3.63m)

**Garage**

16'4" x 8'11" (4.98m x 2.72m)

**EPC: C**

**Council Tax Band: F**





# Ketley, Upper Belgrave Road, BN25 3AD

Approximate Gross Internal Floor Area = 207.34 sq m / 2232 sq ft

Outbuilding Area = 12.55 sq m / 232 sq ft

Garage Area = 12.77 sq m / 137 sq ft

Total Area = 232.66 sq m / 2601 sq ft

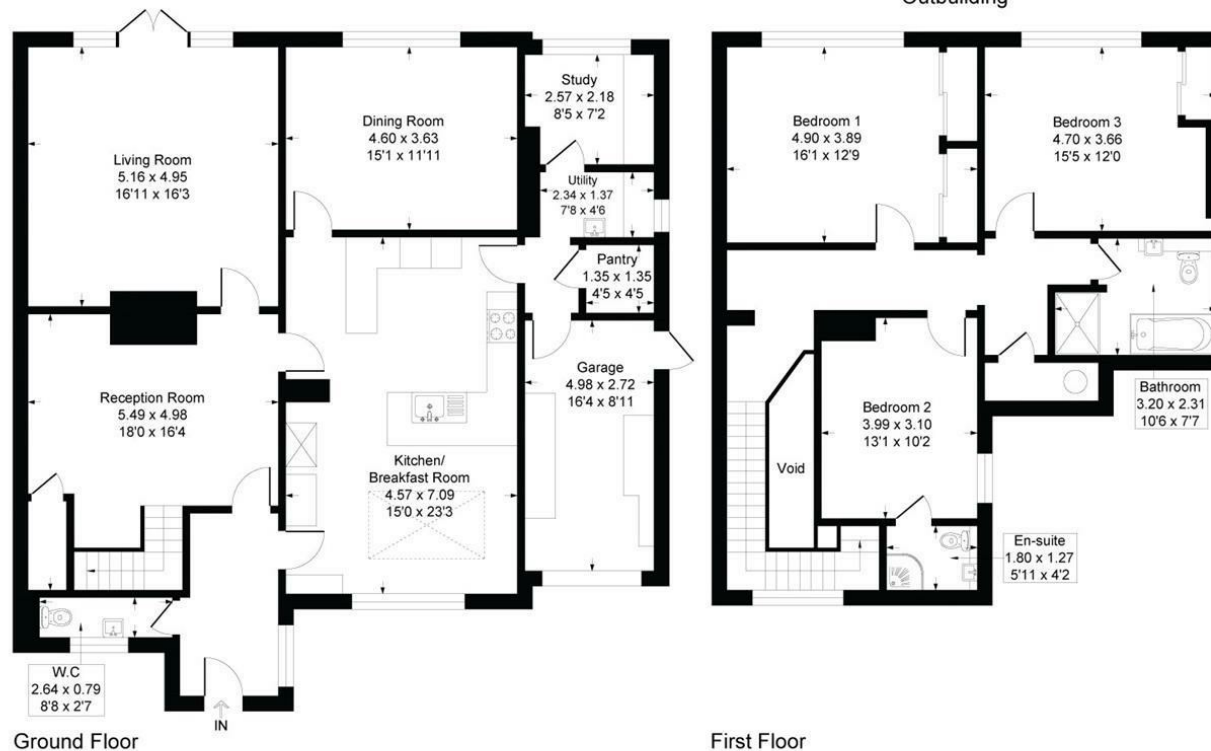


Illustration for identification purposes only, measurements are approximate, not to scale

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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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