30 BELGRAVE CRESCENT, SEAFORD, BN25 3AU

£425,000

Situated in a popular residential crescent just off Lower Drive, this attractive detached three bedroom bungalow is situated on a generous-sized plot, having a wide brick paved driveway, a detached garage and well kept front and rear gardens. The bungalow is approximately one mile from Seaford town centre, railway station and unspoilt beach, the bungalow is ideally placed in close proximity to local shops in Lexden Road, Cradle Hill Primary School and local bus services.

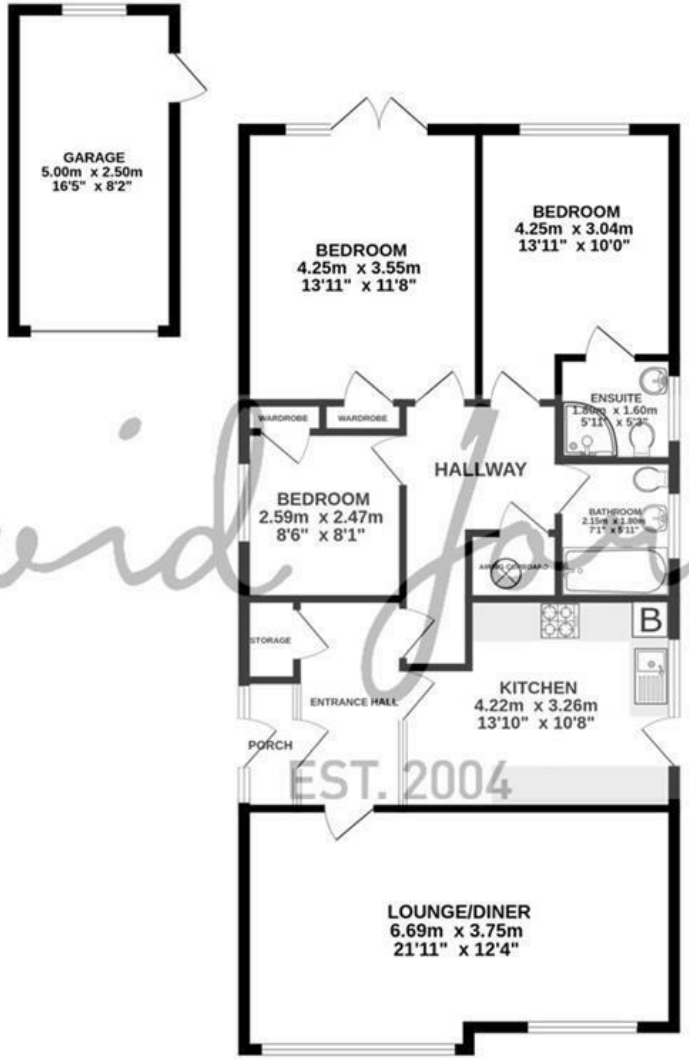
Inside, the property provides spacious accommodation comprising: entrance hall, lounge/diner, kitchen, three bedrooms, with one having the benefit of an en-suite shower room, and separate bathroom. The rear garden can be accessed from both sides of the bungalow and has mature planting, patio, and a summerhouse.

Other features and benefits include; uPVC double glazed external windows and doors, gas fired central heating, and the property is offered for sale with no onward chain (subject to the grant of probate.)

An internal inspection is advised to appreciate the accommodation on offer.

- THREE BEDROOMS
- DETACHED BUNGALOW
- LARGE SOUTH-FACING LOUNGE/DINER
- MODERN KITCHEN
- BATHROOM AND EN-SUITE SHOWER ROOM
- QUIET CUL-DE-SAC
- CLOSE TO LOCAL SHOPS AND BUS ROUTES
- DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- SINGLE GARAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN

GROUND FLOOR
107.0 sq.m. (1152 sq.ft.) approx.



David Jordan
EST. 2004

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TOTAL FLOOR AREA : 107.0 sq.m. (1152 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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