

**3**  
BED

# Attractive South Aspect Garden

35, Belgrave Crescent, Seaford, BN25 3AU



**£460,000**

Freehold

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35 Belgrave Crescent, BN25 3AV

Approximate Gross Internal Floor Area = 104.33 sq m / 1123 sq ft

Garage Area = 13.74 sq m / 148 sq ft

Total Area = 118.07 sq m / 1271 sq ft

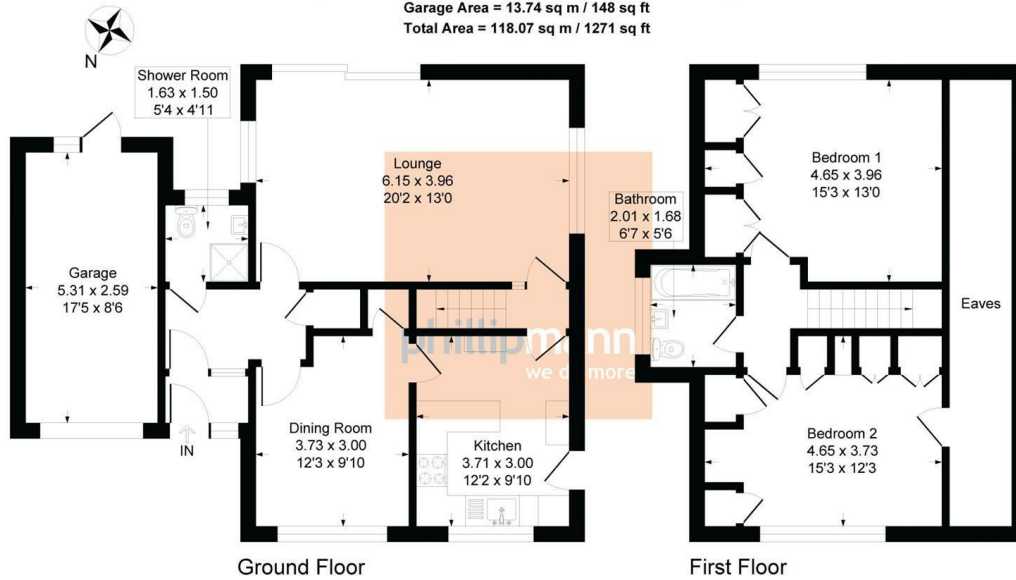


Illustration for identification purposes only, measurements are approximate, not to scale

inbrief...

This detached property is located in a popular location in a quiet no-through road and stands on a good size level plot with a favoured south aspect rear garden. Further benefits include double glazed windows along with Upvc fascia's and soffits for a maintenance free exterior and gas central heating with a modern boiler.

There is a good local bus service close by whilst Seaford town with a good range of shops, train station and beach are within a mile.

As you approach the property the driveway has ample parking to the garage which houses the central heating boiler and has door to the rear garden. There is gated side access and the porch has useful space for coats and boots and leads to the main hall.

There is a recessed cloaks cupboard and shower room with glass shower cubicle, electric shower and tiled surround, pedestal wash basin, WC, heated towel rail and window. The dual aspect lounge runs along the rear of the property and has patio doors out to the garden. There is a feature marble fire surround with remote electric fire which makes a nice focal point.

The connecting kitchen has a good range of wall/base cupboards, complemented by working surface with inset sink, gas hob with extractor and double electric oven, appliance space for dish washer, washing machine and fridge and freezer. There is a window to the front and door to side access. A connecting door leads to the dining room which could be an occasional bedroom three and has a recessed cupboard and window to front.

On the first floor landing there is loft access and the family bathroom which as a bath with mains shower over, pedestal wash basin, WC, tiled walls and side window.

Bedroom one has lovely open aspect views towards Seaford Head and a range of recessed wardrobes. Bedroom two is also a good size double and has a range of recessed wardrobes, airing cupboard and window with open aspect. The south aspect rear garden has as a full width patio, two sheds, a green house and well established planting.



Energy Rating - D

Council Tax Band - D

moreinfo...

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