



2 Belvedere Gardens, Seaford, East Sussex, BN25 3BQ

ROWLAND
GORRINGE

2 Belvedere Gardens Seaford

East Sussex

BN25 3BQ

£308,000

An ideal three bedroom semi detached family home situated in a popular close within proximity to a sought after primary school.

This well presented, light and airy home comprises of entrance hall, living room which leads onto the refitted and open plan kitchen diner, further doors leading to the conservatory. To the first floor there are three bedrooms and a modern family bathroom/wc. Outside there is off street parking to the front leading to the garage boasting power and light. the rear garden is the favoured southerly aspect being mainly laid to lawn with further patio seating area.

Belvedere Gardens is ideally situated for Local primary school, shops and bus routes whilst also being enclosed by the South Downs National Park enjoying one and a half miles of uncommercialised seafront, Seaford offers a wide range of shopping facilities, cafes, restaurants and public houses. Railway links to Gatwick airport and London Victoria, bus services to Eastbourne/Brighton and out lying villages. Several nursery and primary schools, secondary school and sixth form college. Leisure centre, tennis, bowls, sailing club, two golf courses and numerous other recreational facilities. A park with play area can be found within a few hundred yards of the property



- Three Bedrooms
- Modern Kitchen Diner
- Garage
- South Facing Garden
- Close to Popular School
- Semi Detached House
- Conservatory
- Off Road Parking
- Sought After Close
- Delightful Family Home



Entrance Hall	
Living Room	4.14m x 3.78m (13'7" x 12'5")
Kitchen Dining Room	4.80m x 3.15m (15'9" x 10'4")
Conservatory	4.09m x 2.11m (13'5" x 6'11")
First Floor Landing	
Bedroom One	2.82m x 2.82m (9'3" x 9'3")
Bedroom Two	3.96m x 2.62m (13' x 8'7")
Bedroom Three	3.05m x 2.06m (10' x 6'9")
Bathroom/WC	
Front & Rear Garden	
Off Road Parking	
Garage	6.10m x 3.20m (20' x 10'6")
Council Tax: C	
EPC: E	





Rowland Gorrington Estate Agents

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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.

