



33 Upper Belgrave Road, Seaford, East Sussex, BN25 3AP

**ROWLAND
GORRINGE**

33 Upper Belgrave Road
Seaford

East Sussex
BN25 3AP

£600,000

A detached three bedroom house enjoying a Southerly rear garden and situated in a popular residential location.

This spacious and light home has a generous hallway leading to the open plan reception area with oak wood flooring and comprises of: an impressive 21' living area with wood burner, 20' modern kitchen and 20' sun/dining room. The garage has been split into two to provide outside storage from the up and over door and internal store room with utilities, access from hallway and side passage. There is also a downstairs cloakroom. Upstairs a generous gallery style landing leads to the three double bedrooms all of which enjoy distant sea and headland views. The modern bathroom has a freestanding bath and a walkthrough soak shower.

Outside: to the front a drive for several vehicles leads to the property with lawn and established trees to the side. The Southerly rear garden is predominantly lawn with established bedding/trees, 3 raised sleeper vegetable beds, whilst a patio adjoins the property and wraps around the sunroom.

Features include gas fired central heating, uPVC soffits/fascias and double glazing.

Local bus services and countryside walks can be found within a few hundred yards, whilst a parade of shops is close by in Lexden Road. Seaford town centre with its wide range of shopping facilities, pubs, cafes, restaurants, library, bus and rail services, seafront promenade and beach can be found within approximately 1.5 miles.

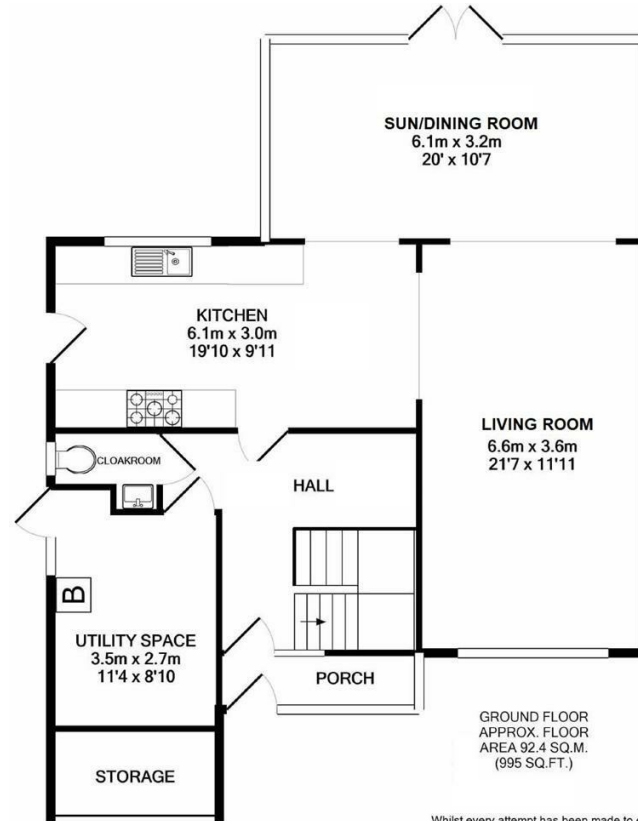


- Approximately 1668sq ft.
- 3 Double Bedrooms
- Superbly Presented & Modernised
- Views Towards Seaford Head
- Utility & Storage Rooms
- Detached House
- Southerly Rear Garden
- Open Plan Reception Areas
- Family Bathroom
- Drive



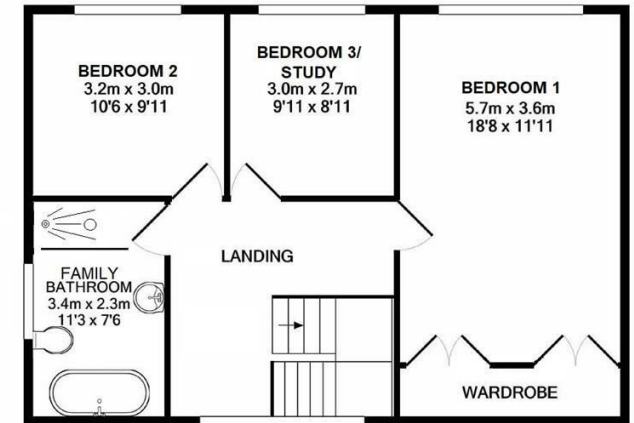
Entrance Porch	
Hall	3.53m x 3.18m (11'7 x 10'5)
Cloakroom/WC	
Living Room	6.55m x 3.66m (21'6 x 12'0)
Sun/Dining Room	6.12m x 3.28m (20'1 x 10'9)
Kitchen	6.10m x 3.05m (20'0" x 10'0")
Utility/Store Room (garage)	3.45m x 2.67m (11'4 x 8'9)
First Floor Landing	3.66m x 3.53m (12'0 x 11'7)
Bedroom 1	5.66m x 3.66m (18'7 x 12'0)
Bedroom 2	3.20m x 3.05m (10'6 x 10'0)
Bedroom 3	3.05m x 2.74m (10'0 x 9'0)
Family Bathroom/WC	3.40m x 2.26m (11'2 x 7'5)
Store (Garage)	2.74m x 1.14m (9'0 x 3'9)
Drive	
Rear Garden	
Front Garden	
Council Tax Band: E	
EPC Rating: C	





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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33 UPPER BELGRAVE ROAD SEAFORD
TOTAL APPROX. FLOOR AREA 155.0 SQ.M. (1668 SQ.FT.)



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.

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