



44 Belgrave Crescent, Seaford, East Sussex, BN25 3AU

ROWLAND  
GORRINGE



# 44 Belgrave Crescent

## Seaford

### East Sussex

#### BN25 3AU

£600,000

A beautifully presented and extended four double bedroom detached house with attractive rear garden, Seaford Head views and the most luxurious master suite including a stunning en-suite and further dressing room.

Light and bright throughout being deceptively spacious with accommodation comprising; welcoming entrance porch leading into the inner hall. The through living dining area boasts a double aspect, over looking the garden to the rear and Seaford Head views to the front, wood burning stove and opening leading to the kitchen breakfast room. The stunning and modern kitchen boasts matching wall and base cupboards, space for fridge freezer, cooker and built in dishwasher. The spacious utility room which offers space and plumbing for washing machine and dryer and further separate cloakroom complete the ground floor. To the first floor there are four double bedrooms (all with built in cupboards) and a family bathroom. The impressive master suite boasts Seaford Head views, a magnificent and modern ensuite, with bath, walk in shower and, wash hand basin and low level wc. The master suite further offers a walk in dressing room.

Outside to the front there is off road parking leading to the garage with remainder path and lawn area. The rear garden is mainly laid to lawn with further patio seating area, path to the 3x3M summer house and shed.

Belgrave Crescent is situated off a cul-de-sac and close to two primary schools and a local parade of shops in Lexden Road. The South Downs National Park, with its walking and cycling trails is nearby. Blatchington golf course and Seaford town centre lie within a mile. The town also offers an uncommercialised seafront promenade, beach, a range of shops, cafes and pubs and a railway station with links to Lewes, Brighton and London (Victoria).



- Four Double Bedrooms
- Stunning Ensuite
- Views to Seaford Head
- Quiet Location
- Garage

- Impressive Master Suite
- Dressing Room
- Well Presented
- Extended
- Attractive Rear Garden



Entrance Porch

Entrance Hall

Cloakroom

Kitchen/Diner

5.00m x 3.20m (16'5" x 10'6")

Utility Room

2.79m x 2.16m (9'2" x 7'1")

Living Room

7.70m x 3.84m (25'3" x 12'7")

Landing

Bedroom One

5.00m x 3.53m (16'5" x 11'7")

Dressing Room

En-Suite

Bedroom Two

3.81m x 3.33m (12'6" x 10'11")

Bedroom Three

3.81m x 3.43m (12'6" x 11'3")

Bedroom Four

2.84m x 2.69m (9'4" x 8'10")

Bathroom

Rear Garden

Garage

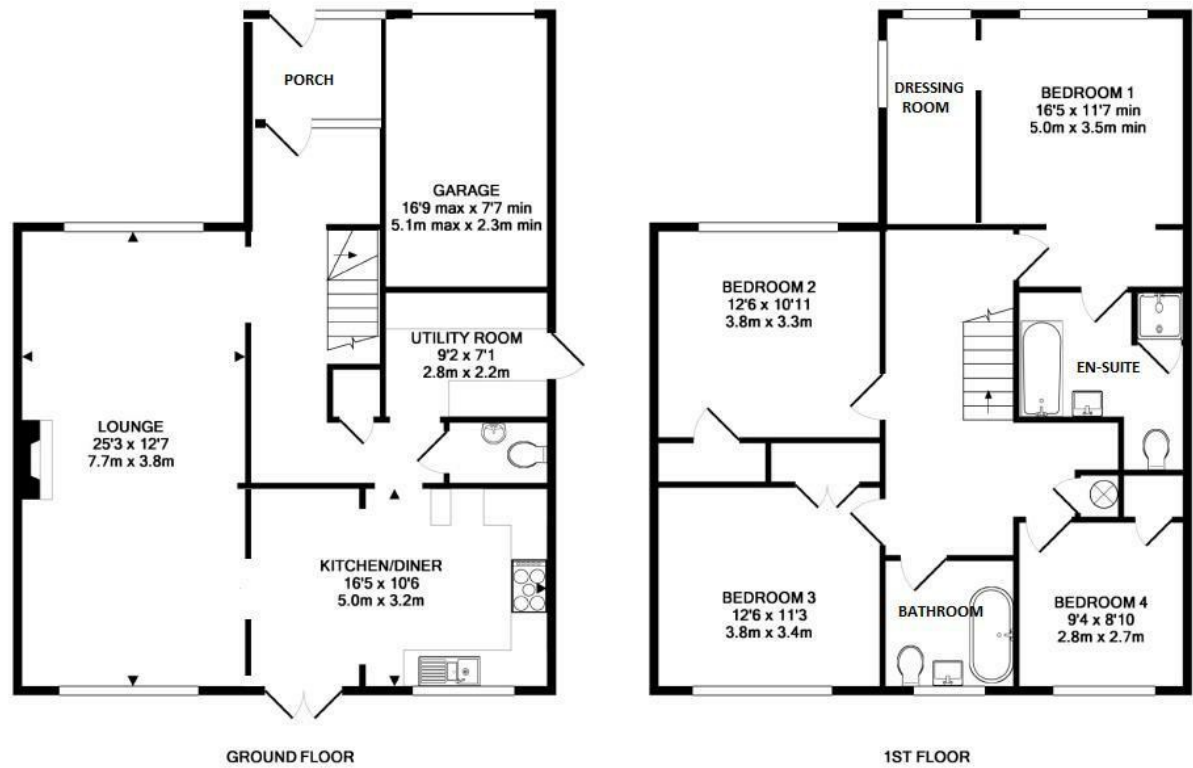
5.11m x 2.31m (16'9" x 7'7")

EPC - D

Council Tax Band - 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.

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