



34 BELVEDERE GARDENS, SEAFORD, EAST SUSSEX, BN25 3BQ

£335,000



An attractive and well presented three bedroom semi-detached family home. The property benefits from backing south and is tucked away within this small cul-de-sac, close to local bus route and within short walking distance of Cradle Hill CP school.

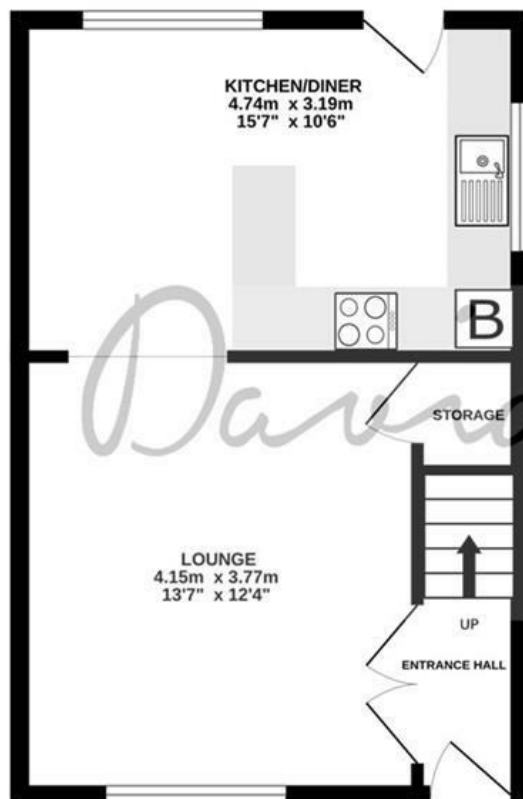
The ground floor comprises; lounge, modern kitchen/diner. Whilst the first floor has a family bathroom, two double bedrooms and a single bedroom all benefiting from built in storage.

Outside there is an attractive rear garden, which is fence and part brick enclosed. The garden is part laid to lawn with flower beds and mature shrubs. A patio area wraps round to the side of the house. To the front of the property there is off road parking for two vehicles and a lawn area with mature shrubs.

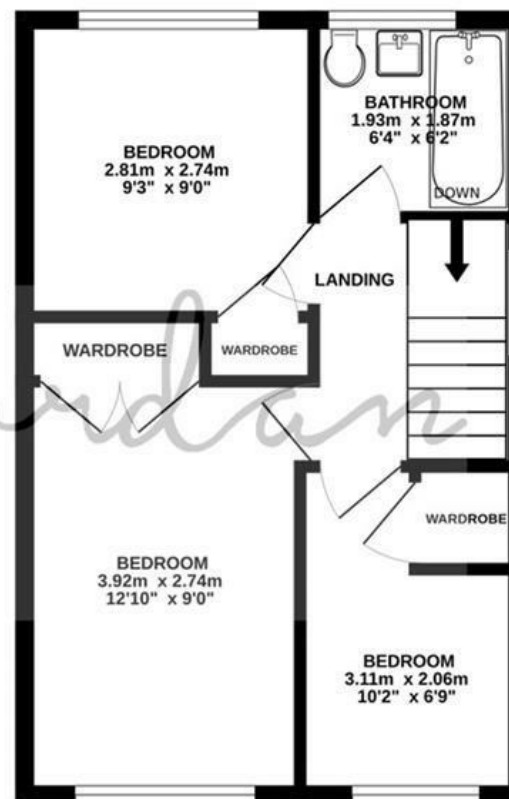
- THREE BEDROOM
- SEMI DETACHED HOUSE
- OFF ROAD PARKING FOR TWO VEHICLES
- CLOSE TO LOCAL PRIMARY SCHOOL AND LOCAL BUS ROUTE
- FAMILY BATHROOM
- KITCHEN/DINER
- SITTING ROOM
- SOUTH FACING REAR GARDEN
- UPVC DOUBLE GLAZING
- OFFERED FOR SALE WITH NO ONWARD CHAIN



GROUND FLOOR  
34.8 sq.m. (374 sq.ft.) approx.



1ST FLOOR  
34.3 sq.m. (369 sq.ft.) approx.



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TOTAL FLOOR AREA : 69.1 sq.m. (743 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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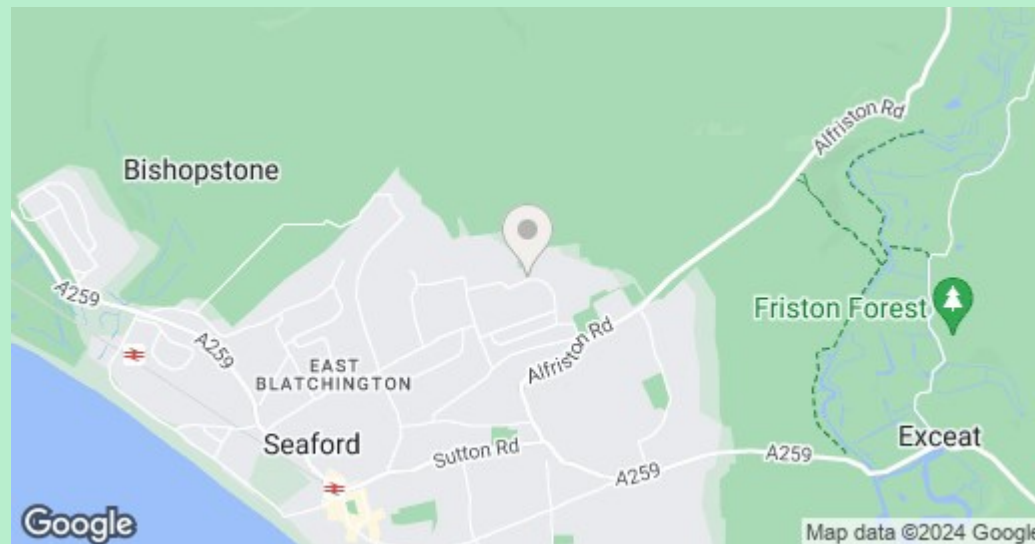
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## 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.

01323 898414

[sales@davidjordan.co.uk](mailto:sales@davidjordan.co.uk)

[davidjordan.co.uk](http://davidjordan.co.uk)

*David Jordan*

EST. 2004