



32 BELGRAVE CRESCENT, SEAFORD, EAST SUSSEX, BN25 3AU

£395,000



Nestled in a popular residential crescent just off Lower Drive, this attractive detached three bedroom bungalow is situated on a good size plot, having a wide brick paved driveway, a detached garage and well kept gardens.

Inside, the property provides spacious accommodation, ideal for downsizing or families alike. The rear garden has mature planting, patio seating areas and access from both sides of the bungalow.

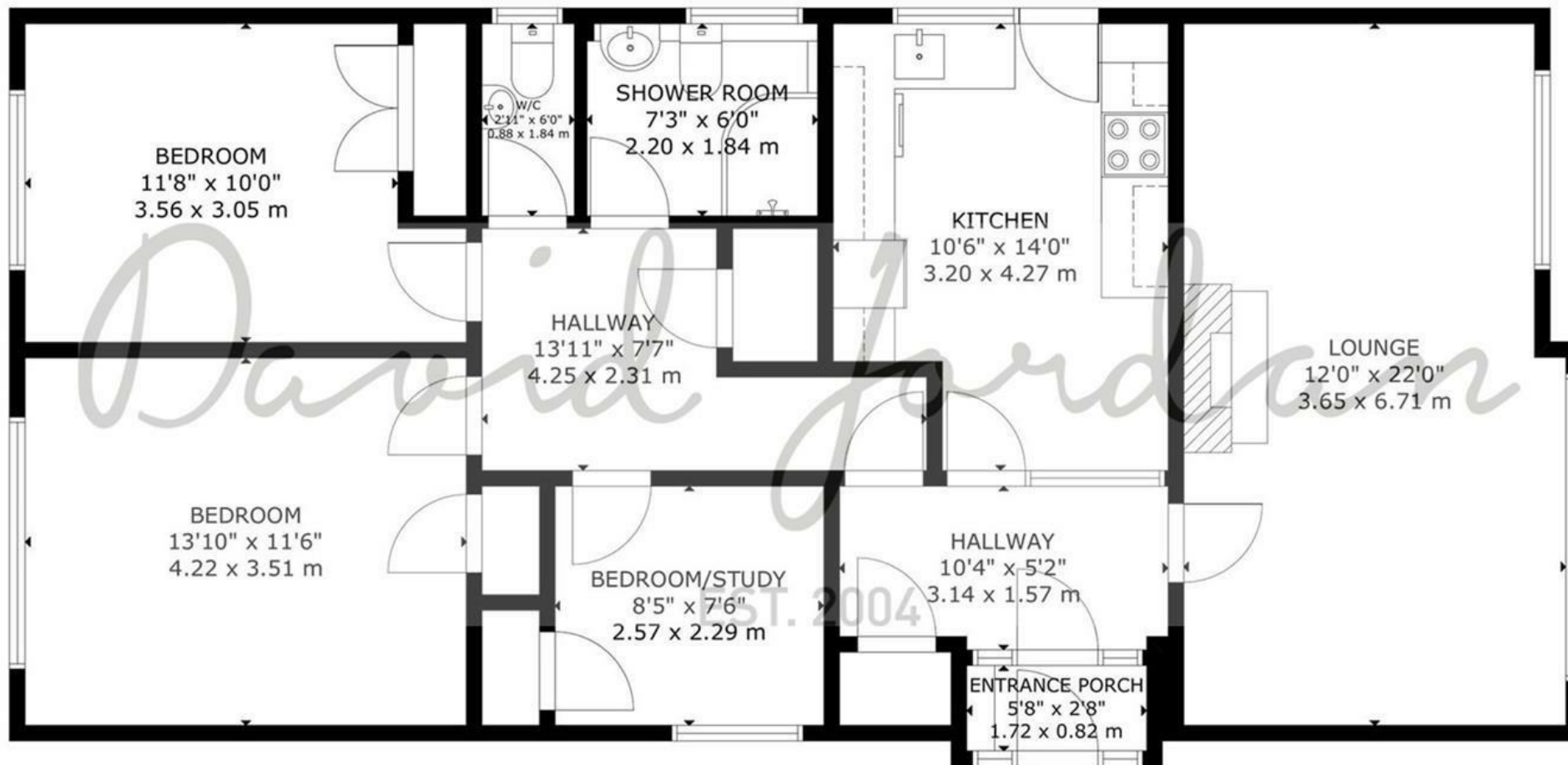
Situated approximately one mile from Seaford town centre, railway station and unspoilt beach, the bungalow is ideally placed for local shops in Lexden Road, Cradle Hill Primary School and local bus services.

Other features and benefits include uPVC double glazed exterior windows and doors, gas fired central heating.

Offered for sale with no onward chain.

- DETACHED THREE BEDROOM BUNGALOW IN A QUIET SOUGHT AFTER CRESCENT
- WIDE BRICK PAVED DRIVEWAY FOR 3 CARS AND DETACHED GARAGE
- SOUTH WEST FACING LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM WITH SPACE FOR SMALL TABLE & CHAIRS
- REAR GARDEN WITH SECLUDED PATIO
- UPVC DOUBLE GLAZED EXTERIOR WINDOWS AND DOORS
- APPROXIMATELY ONE MILE FROM SEAFORD TOWN CENTRE, RAILWAY STATION & BEACH
- CRADLE HILL PRIMARY SCHOOL AND BUS SERVICES ARE ALSO SITUATED NEARBY
- NO ONWARD CHAIN





GROSS INTERNAL AREA  
TOTAL: 98 m<sup>2</sup>/1,057 sq ft  
FLOOR 1: 98 m<sup>2</sup>/1,057 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





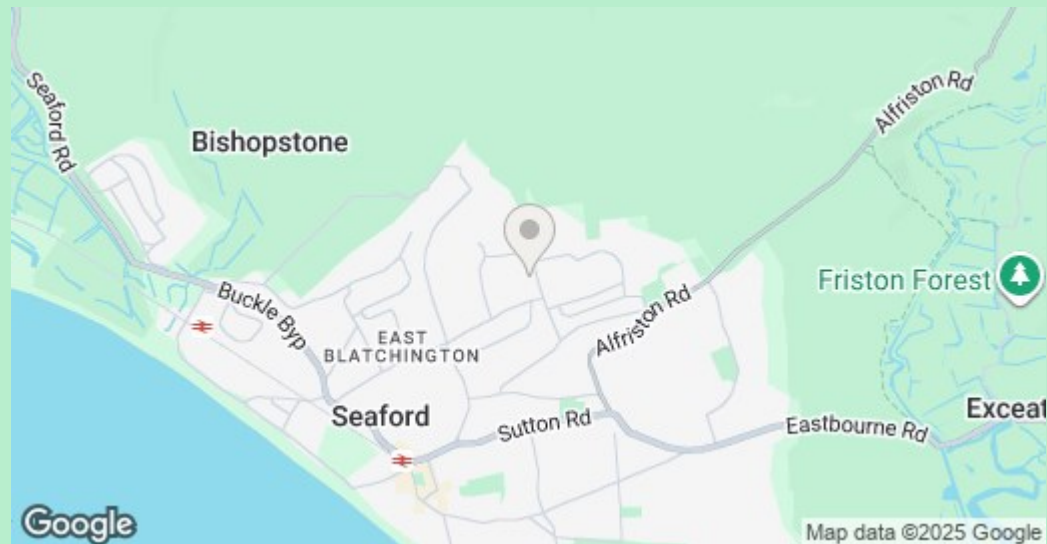
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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.

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EST. 2004