



**3 Bed
House - Semi-Detached
located in Belvedere Gardens**



**36 Belvedere Gardens
Seaford
BN25 3BQ**



Asking Price £350,000

NO ONGOING CHAIN! Seaford Properties are delighted to offer this three bedroom semi-detached home, situated in a popular residential location. The house briefly comprises of entrance hall, downstairs cloakroom, living room, dining area, kitchen and conservatory. To the first floor there are three bedrooms and a modern shower room. To the rear there is off road parking leading to the detached garage and the garden is mainly laid to lawn with further patio seating area. Viewing highly recommended.

Entrance Hall

Double glazed door. Double glazed window to the side. Tiled floor. Radiator. Stairs to first floor. Door to :-

Downstairs W.C.

Double glazed high level window. Comprising low level W.C. Wash hand basin inset vanity unit with tiled splashback. Radiator.

Lounge

Glazed door with matching side screen. Double glazed window to the front. Feature fireplace with stone surround and mantle. Radiator. Understairs storage cupboard. Open plan to dining area.

Dining Area

Double glazed window to the rear. Radiator. Door to Kitchen.

Kitchen

Double glazed window to the side. A well presented kitchen comprising a range of matching wall and base units. Work surfaces with inset single bowl stainless steel sink and drainer unit. Integrated electric hob with eye level oven to the side. Space and plumbing for washing machine. Wall mounted boiler. Tiled splashbacks. Double glazed door and window to Conservatory.

Conservatory

Double glazed windows set on dwarf brick walls. Double glazed door to rear garden. Laminate wood effect flooring.

Bedroom Three

Double glazed window to the side. Built- in cupboard. Radiator.

Bedroom One

Double glazed window to the front. Built-in cupboard. Radiator.

Bedroom Two

Double glazed window to the rear. Radiator. Built-in cupboard.

Shower Room

Double glazed window to the rear. Suite to comprise walk-in double shower with glass shower screen. Low Level W.C. Pedestal wash hand basin. Tiled walls and towel rail.

Outside

Rear garden with paved patio area and remainder laid to lawn. Border flower beds stocked with shrubs and bushes. Side access gate.

Detached Garage

Located at the bottom of the garden with up and over door. Personal door giving access to garden and window. Off road parking.

Council tax band C
EPC Rating C







36 Belvedere Gardens, Seaford, BN25 3BQ



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Approximate Gross Internal Floor Area = 89.91 sq m / 968 sq ft

Garage Area = 15.64 sq m / 168 sq ft

Total Area = 105.55 sq m / 1136 sq ft

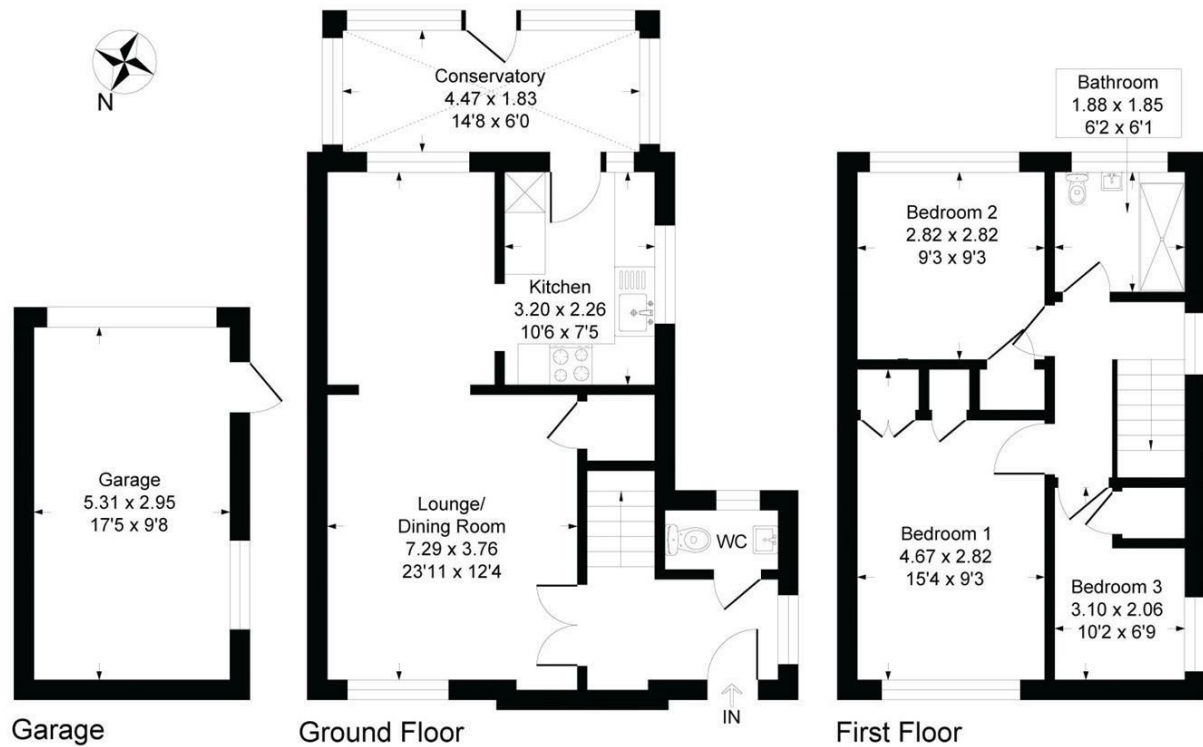


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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