

**2**  
BED

# Charming Cottage

4 Belgrave Road, Seaford, BN25 2EG



**£325,000**  
Freehold

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# inbrief..

This charming semi detached cottage is located in a popular location close to local shops and regular bus services, and within easy walking distance to Seaford town centre, beach and train station.

To the front of the property there is an attractive low maintenance garden with well established shrubs, bushes and cherry tree. The covered entrance door takes you into the spacious reception hall with stairs to the first floor, under stair cupboard and cloakroom/WC with contemporary style white suite and tiled floor.

The well appointed open plan lounge/dining room is located to the rear of the property and has a pleasant outlook over the rear garden and the lounge area has a brick fireplace with open grate which makes a nice focal point. A connecting door from the lounge leads to a small south facing sun room which has patio doors opening onto the rear garden.

To the front of the property the kitchen has a good range of wall and base cupboards with ample work surface. There is an inset sink, integrated fridge, appliance space for cooker and washing machine, window to front aspect and walk in pantry housing the central heating boiler and providing additional appliance space.

On the first floor there are two double bedrooms with the good size master bedroom having eves storage cupboards and large window with distant sea views.

Bedroom two is a small double room which also has an eves cupboard and window with distant sea views. The adjacent bathroom has a modern white suite comprising bath with mixer tap and shower attachment, WC, pedestal wash basin, heated towel rail and tiled walls.

A particular feature of the property is the south facing rear garden. There is a patio area and level lawn with side gate that gives access to the single garage in compound that has a shared access from Belgrave Road, adjacent to the property. Further benefits include double glazed windows and gas central heating system installed 2015.

LOUNGE/DINER : 17' x 14'6" max

SUN ROOM : 7'2" x 4'8"

KITCHEN :

BEDROOM ONE : 17'2" x 10'

BEDROOM TWO : 9' x 8'10"



ENERGY RATING - D

COUNCIL TAX - C

moreinfo...

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