



Newberry Tully



1 Church Lane, Seaford, East Sussex, BN25 1HJ

A detached two bedroom cottage requiring modernisation and located in a traffic free lane in the heart of Seaford Town Centre.

£275,000 Freehold

Newberry Tully - Independent Estate Agents

53 Church Street, Seaford, East Sussex, BN25 1LD

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



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GROUND FLOOR
APPROX. FLOOR
AREA 36.7 SQ.M.
(395 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 36.9 SQ.M.
(397 SQ.FT.)

TOTAL APPROX. FLOOR AREA 73.6 SQ.M. (792 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- Detached cottage
- Two bedrooms
- Requires full modernisation
- Town centre location
- Patio garden
- Through lounge/dining room
- Gas central heating
- No onward chain



GROUND FLOOR

Lounge/Dining room - about 24'0 x 14'6 (7.3m x 4.4m) Open plan room. Stripped wooden floor. Stairs to first floor. Feature fire surround. Wooden doors open to the back garden. Under stairs storage cupboard.

Kitchen - about 11'6 x 7'0 (3.5m x 2.1m) Base cupboards. Worktops. Inset sink and drainer. Space for cooker. Space and plumbing for washing machine. Space for fridge freezer. Stripped wooden floor. Door to the back garden.

FIRST FLOOR

Landing - Access to loft space.

Bathroom - White suite comprising paneled bath with shower attachment. Low flush w.c. Bidet. Sink. Built in cupboard houses the gas boiler.

Bedroom One - about 14'6 x 11'0 (4.4m x 3.4m) Windows to the front aspect.

Bedroom Two - about 12'6 x 9'0 (3.8m x 2.7m) Window to the rear aspect.

EXTERIOR

Outside - Paved front garden. Low maintenance back courtyard garden with raised beds and well. Wooden gate provides side access.

ADDITIONAL INFORMATION

Council tax band: D











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order, or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Conveyancer and/or Surveyor. A Buyer 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 with the sale particulars. All measurements are approximate and should not be relied on.

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