



Newberry Tully



2 Quarry Lane, Seaford, East Sussex, BN25 3BL

An extended four bedroom semi detached chalet bungalow on a corner plot and within walking distance to local shops, bus routes and local primary school. The property is in good decorative order throughout with ground floor shower room, first floor bathroom, extended lounge/dining room, kitchen with door opening to the west aspect back garden and off road parking for two vehicles.

£385,000 Freehold

Newberry Tully - Independent Estate Agents

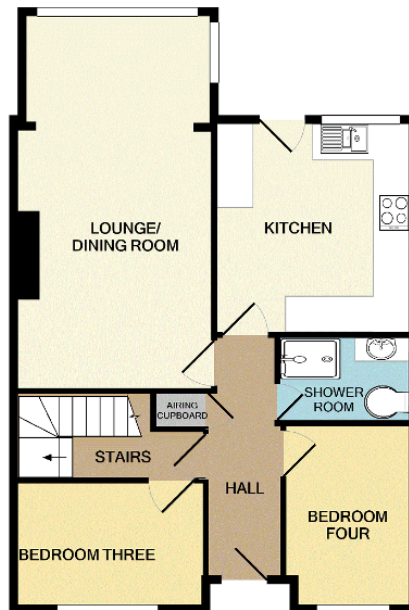
53 Church Street, Seaford, East Sussex, BN25 1LD

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

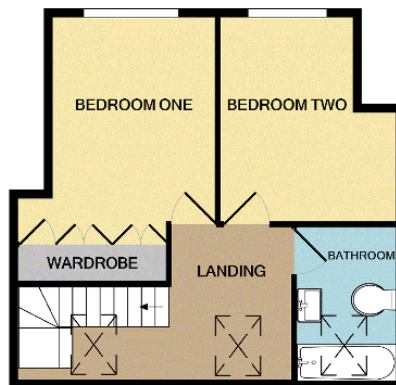


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GROUND FLOOR
APPROX. FLOOR
AREA 639 SQ.FT.
(59.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1041 SQ.FT. (96.7 SQ.M.)

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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- Semi detached chalet bungalow
- Four bedrooms
- Lounge/Dining room
- Shower room and bathroom

- Off road parking
- Gas central heating
- Upvc double glazing
- Convenient location



GROUND FLOOR

Hall - Airing cupboard houses the hot water tank. Stairs to the first floor. Under stairs storage space.

Lounge/Dining Room - about 20'10 x 10'11 (6.4m x 3.3m) Dual aspect with windows overlooking the back garden. Feature fire surround with inset electric coal effect fire.

Kitchen - about 11'10 x 10'8 (3.6m x 3.3m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset electric hob with extractor fan above. Eye level double electric oven. Inset one and a half bowl stainless steel sink and drainer. Space for fridge freezer. Space and plumbing for washing machine and dishwasher. Wall mounted Gloworm gas boiler. Door opens to the back garden.

Shower Room - Fitted with a matching modern white suite and comprising shower cubicle, wash basin with vanity unit below and WC. Heated chrome towel rail.

Bedroom Three - about 10'7 x 7'0 (3.2m x 2.1m) Currently used as a dining room. Window to the front aspect.

Bedroom Four/Study - about 10'3 x 7'3 (3.1m x 2.2m) Window to the front aspect.

FIRST FLOOR

Landing - Velux windows. High level cupboards over the stairs. Eaves storage cupboard.

Bedroom One - about 15'0 max into the fitted wardrobes x 9'4 (4.6m x 2.8m) Built in wardrobes. Window to the rear aspect overlooking the back garden.

Bedroom Two - about 11'11 x 7'9 (3.6m x 2.4m) Window to the rear aspect overlooking the back garden.

Bathroom - Fitted with a matching modern white suite and comprising panelled bath with shower attachment off the mixer tap, pedestal wash basin and WC.

EXTERIOR

Outside - Area of paving steps up from the front of the property with a selection of planting. Path leads to the front door. Side gate provides access to the back garden.

Back garden with areas of lawn surrounded by a selection of established planting. Path leads down the garden to an off road parking area which has gates opening onto Quarry Lane. Area to the side of the property with a timber clad shed which has power and lighting and garden room/office - about 17'4 x 7'6 (5.3m x 2.3m) Garden room has power, lighting and a satellite TV connection.

ADDITIONAL INFORMATION

Council tax band: C









Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	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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