



Newberry Tully



Bamenda, Eastbourne Road, Seaford, East Sussex, BN25 4BB

An extended two bedroom detached bungalow which has been updated by the current owners to include a new kitchen & bathroom. The property is located close to the protected countryside of the Cuckmere Valley and within walking distance to bus routes between Brighton and Eastbourne.

£385,000 Freehold

Newberry Tully - Independent Estate Agents

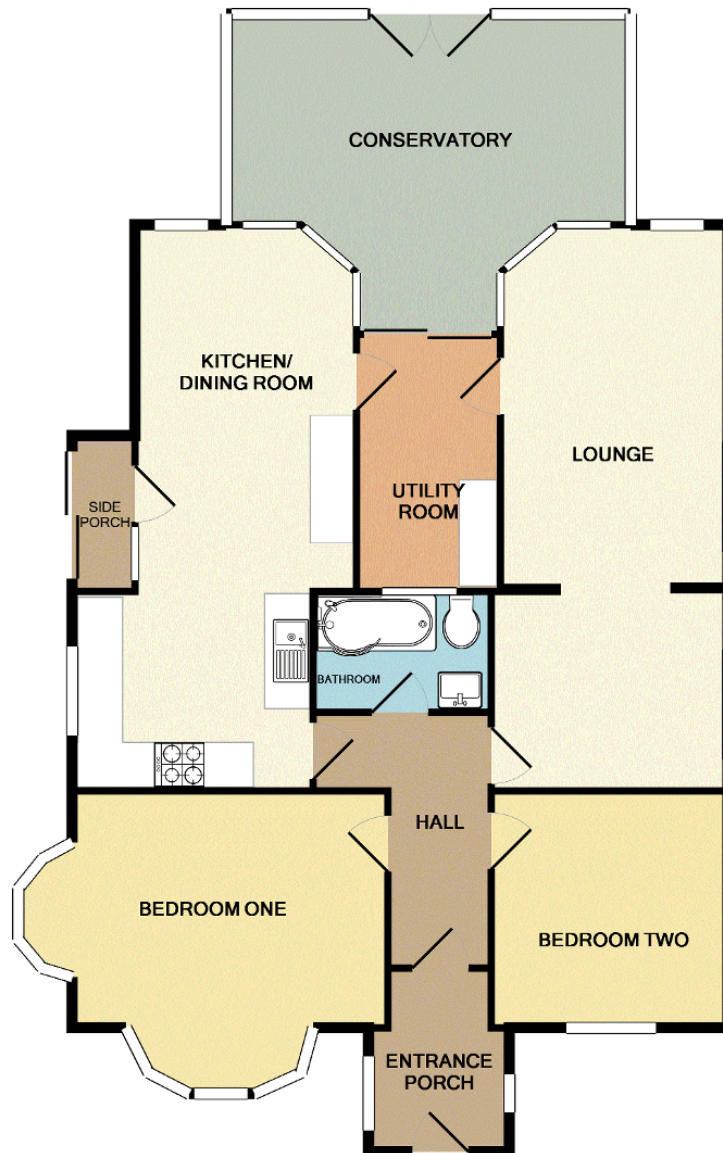
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TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.8 SQ.M.)

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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- Detached bungalow
- Two double bedrooms
- Conservatory
- Modern kitchen/breakfast room
- Modern bathroom
- Garage and driveway
- Close to bus routes
- Gas central heating & upvc d/glazing



GROUND FLOOR

Entrance Porch - Useful entrance porch with stone flooring.

Hall - Loft hatch with pull down wooden ladder. The gas boiler is located in the loft.

Bedroom One - about 16'3 x 13'9 (5.0m x 4.2m) into the bay windows (13'9 x 10'6 excluding bays). Dual aspect room.

Bedroom Two - about 10'6 x 10'6 (3.2m x 3.2m)

Lounge - about 24'11 x 10'5 narrowing to 10'0 (4.6m x 3.0m) Dual aspect room with window overlooking the back garden. Feature wood burning stove. Door to the utility room. The first part of the lounge is currently used as a study area about 10'6 x 8'9 (3.2m x 2.7m) This area could become a third bedroom with the wall being reinstated between this and the lounge.

Kitchen/Dining room - Kitchen area about 10'4 x 8'10 (3.1m x 2.7m) Fitted with a matching, modern range of wall cupboards and worktops with cupboards and drawers below. Inset Hotpoint gas hob with extractor fan above. High level electric double oven. Inset sink and drainer. Space and plumbing for dishwasher and washing machine. Dining area about 15'6 x 9'2 (4.6m x 2.8m) Further matching built in units. Space for fridge freezer. Door to the side porch with access to the driveway. Window overlooking the back garden. Door to the utility room.

Bathroom - Fitted with a matching white suite and comprising panelled shower bath with shower above, wash basin with vanity cupboard below and low level WC. Fully tiled walls. Chrome towel rail.

Utility Room - about 11'3 x 5'9 (3.4m x 1.8m) Built in cupboards. Space for appliances. Patio doors open to the conservatory.

Conservatory - about 17'9 x 9'3 (5.4m x 2.8m) Tiled flooring. New tinted glass roof and fitted blinds. French doors open to the back garden.

EXTERIOR

Outside - Front garden mainly block paved to provide off road parking for several vehicles and with some planting. Driveway leads to the garage. Side gate provides access to the back garden.

Back garden with area of lawn and some paving and with a selection of established planting all enclosed with timber fencing. Summerhouse with decking in front.

Garage - about 24'9 x 11'3 (7.5m x 3.5m) Electric roller garage door. Power and light. Side door gives access to the back garden.

ADDITIONAL INFORMATION

Council tax band: D











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales	EU Directive 2002/91/EC	59	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales	EU Directive 2002/91/EC	55	63

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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