



Newberry Tully



1 The Willows, Chichester Road, Seaford, East Sussex, BN25 2DN

A two bedroom ground floor flat with a garage in a small purpose built block situated within short walking distance to Seaford town centre and railway station.

£215,000 Share of Freehold

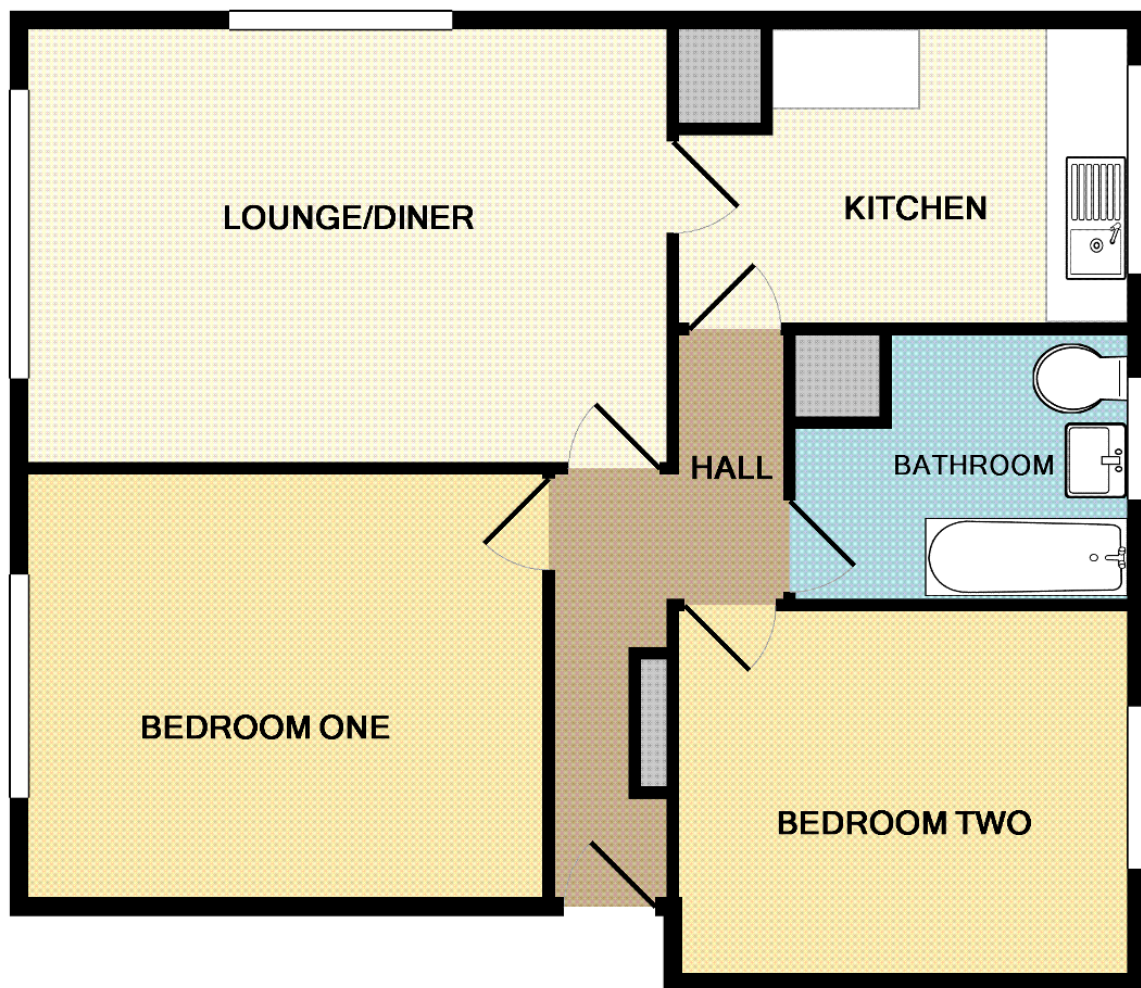
Newberry Tully - Independent Estate Agents

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

Get in touch: 01323 490001 | [info@newberrytully.co.uk](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://newberrytully.co.uk)



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TOTAL APPROX. FLOOR AREA 688 SQ.FT. (63.9 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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- Ground floor flat
- Two bedrooms
- Close to the town centre
- Upvc double glazing
- Gas central heating
- Garage
- Share of freehold
- No onward chain



## GROUND FLOOR

**Communal Entrance Hall** - Stairs to upper floors. Entrance to Flat 1.

**Hall** - Secure entry phone system. Meter cupboard.

**Lounge/Dining Room** - about 17' x 11'6" (5.2m x 3.5m). Dual aspect room. Door to the kitchen.

**Kitchen** - about 9'9" x 8'3" (3.6m x 2.5m). Built in storage cupboard housing the gas boiler. Range of units comprising wall cupboards and worktops with cupboards and drawers below. Space for cooker, washing machine and fridge freezer. Window to the rear aspect.

**Bedroom One** - about 13'9" x 11'3" (4.2m x 3.4m). Window to the front aspect.

**Bedroom Two** - about 12' x 10' (3.6m x 3m). Window to the rear aspect.

**Bathroom** - about 8'6" x 7'3" (2.6m x 2.2m). Fitted with a matching suite and comprising bath with shower over, wash basin and WC. Storage cupboard.

## EXTERIOR

**Garage** - about 17' x 8'3" (5.2m x 2.5m) Up and over door.

**Outside** - Side road leads to rear communal grass area and garage.

## ADDITIONAL INFORMATION

We understand that the half yearly service charge is £614.75

Council tax band: B (Amount payable 2023/24: £1,835.24)











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	60   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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