



Newberry Tully



29 Chichester Road, Seaford, East Sussex, BN25 2DJ

An imposing Edwardian end of terrace three bedroom house in this convenient location within walking distance to Seaford town centre.

£450,000 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



Newberry Tully

Chichester Road, Seaford, East Sussex, BN25 2DJ

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 6/2023

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

- End of terrace period house
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Spacious rooms
- Period features
- Potential for off road parking
- No onward chain



GROUND FLOOR

Hall - Stairs to the first floor. Storage space under the stairs.

Lounge - about 11'10 x 11'10 (3.6m X 3.6m) Bay window to the front aspect. Gas fire with back boiler.

Dining Room - about 11'5 x 9'7 (3.5m x 2.9m) Dual aspect room.

Cloakroom - Fitted with a matching white wash basin and WC.

Kitchen/Breakfast Room - about 16'6 x 10'5 (5.0m x 3.2m) Dual aspect room with French doors opening to the back garden. Kitchen fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor hood above and electric oven below. Inset stainless steel sink and drainer. Breakfast room area with walk in cupboard.

FIRST FLOOR

Landing - Access to loft space.

Bedroom One - about 15'3 x 11'11 (4.6m x 3.6m) Bay window to the front aspect. Built in airing cupboard.

Bedroom Two - about 10'5 x 8'11 (3.2m x 2.7m) Window overlooks the back garden.

Bedroom Three - about 9'8 x 9'2 and 11'6 into window recess (2.9m x 2.8m x 3.5m) Window to the rear aspect.

Bathroom - about 8'8 x 7'7 (2.6 x 2.3m) Fitted with a matching white suite. Corner shower cubicle with wall mounted shower unit. Panelled bath. Pedestal wash basin. WC. Heated chrome towel rail.

Utility Room - about 5'6 x 4'10 (1.7m x 1.5m) Space and plumbing for washing machine.

EXTERIOR

Outside - Front gate with path leading to the front door. Front garden well stocked with a selection of established shrubs. Side gate provides access to the back garden.

Back garden with lower patio area accessed from the kitchen/breakfast room. Steps up to the remainder of garden with a selection of well established planting. Path leads down the garden to a rear gate which provides access to a service road. There is the possibility to create an area of off road parking at the back of the garden.

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		
69-80	C		80 C
55-68	D		
39-54	E	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.

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