



Newberry Tully



20 Stafford Road, Seaford, East Sussex, BN25 1UE

A three bedroom semi detached house with a southerly aspect back garden within close walking distance to Seaford town centre.

£400,000 Freehold

Newberry Tully - Independent Estate Agents

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

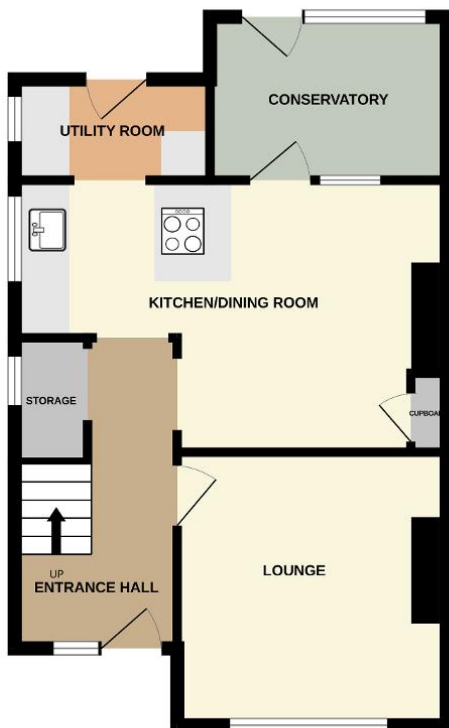
Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



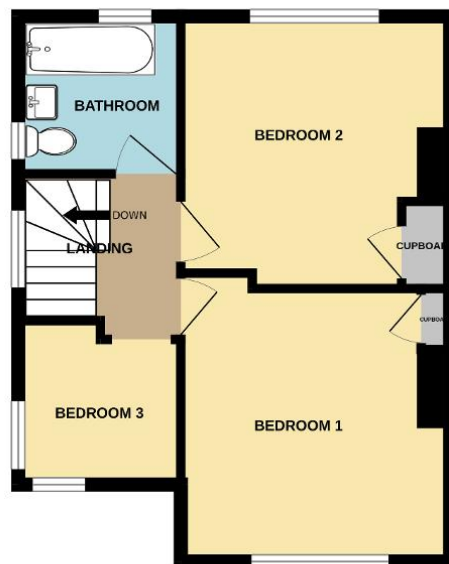
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GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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.
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- Semi detached house
- Three bedrooms
- Open plan kitchen/dining room
- Conservatory
- Utility room
- South facing garden
- Gas central heating & Upvc d/glazing
- Central location



GROUND FLOOR

Hall - Stairs to the first floor. Useful under-stairs storage area. Stripped wooden flooring. Cast iron radiator.

Lounge - about 11'4 x 11'0 (3.45m x 3.35m) Feature fireplace with wooden surround. Window to the front aspect. Stripped wooden flooring.

Kitchen/Dining Room - about 17'11 x 11'4 (5.46m x 3.45m) Kitchen area fitted with a range of matching base level units and with solid wooden worktops. Inset electric induction hob with built in electric oven below. Inset copper sink. Dining area with built in cupboard and door opening to the conservatory. Cast iron radiator.

Utility Room - about 8'0 x 4'2 (2.44m x 1.27m) Built in units which match the kitchen units. Space and plumbing for washing machine. Space for fridge freezer. Concealed, wall mounted gas boiler. Door opens to the back garden.

Conservatory - about 9'10 x 6'9 (3m x 2.06m) Door opens to the back garden.

FIRST FLOOR

Landing - Access to loft space.

Bedroom One - about 11'4 x 11'1 (3.45m x 3.38m) Built in eaves storage cupboard. Window to the front aspect. Further built in cupboard.

Bedroom Two - about 11'3 x 11'0 (3.43m x 3.35m) Built in cupboard. Window to the rear aspect.

Bedroom Three - about 6'9 x 6'5 (2.06m x 1.96m) Currently used as an office. Corner window.

Bathroom - about 6'6 x 6'5 (1.98m x 1.96m) Fitted with a matching white suite and comprising panelled bath with shower unit above, wash basin and WC. Cast iron radiator.

EXTERIOR

Outside - Steps up from the pavement to the front door. Side gate provides access to the back garden. Remainder of front garden with a variety of planting. South facing back garden with area of paving to the rear and side of the house. Steps up to an area of lawn and garden shed.

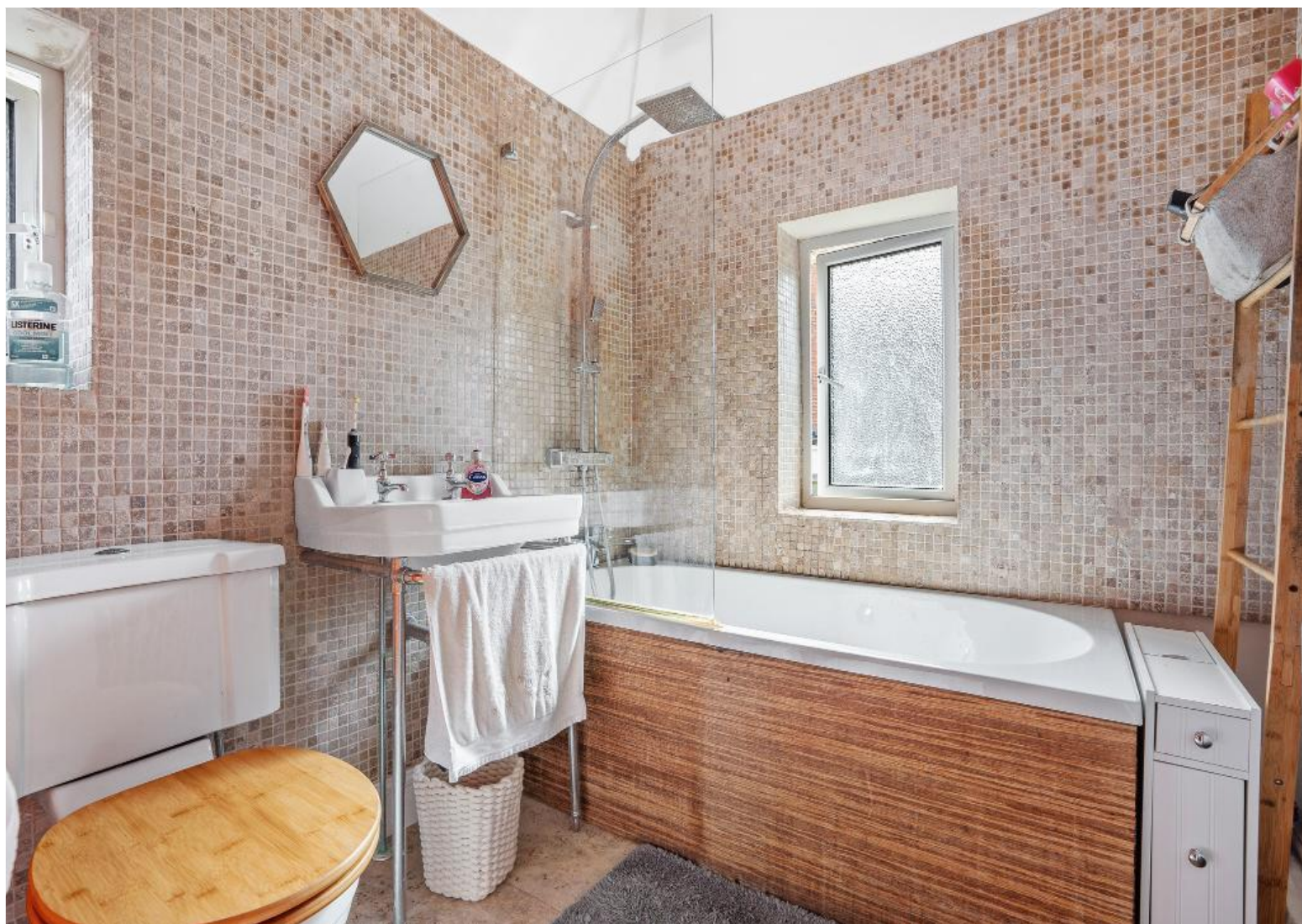
ADDITIONAL INFORMATION

Council tax band: C











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	65 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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