



Newberry Tully



2 Croft Court, Croft Lane, Seaford, East Sussex, BN25 1SB

A two bedroom retirement house tucked away in a courtyard retirement development right in the heart of Seaford town centre.

£299,950 Leasehold

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

Croft Court, Croft Lane, Seaford, East Sussex, BN25 1SB

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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 ©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

- Retirement property
- Generous two bedroom accommodation
- Two reception rooms
- Downstairs cloakroom
- Southerly aspect garden
- Gas central heating
- Modern kitchen
- No onward chain



GROUND FLOOR

Hall - Stairs to the first floor. Fitted cupboard. Under stairs cupboard.

Cloakroom - Fitted with a matching suite comprising wash basin and WC.

Lounge - about 14'3 x 13'0 (4.3m x 4.0m). Patio doors open to the southerly aspect back garden.

Dining Room - about 9'9 x 9'6 (3.0m x 2.9m). Window overlooks the back garden.

Kitchen - about 9'3 x 8'0 (2.8m x 2.4m) plus door recess. Fitted with a matching range of units comprising wall cupboards and worktops with cupboards and drawers below. Inset electric hob with extractor fan above. Eye level electric oven. Inset sink and drainer. Space and plumbing for washing machine. Wall mounted Baxi gas boiler. Space for fridge freezer.

FIRST FLOOR

Landing - Airing cupboard.

Bedroom One - about 16'0 x 11'9 (4.9m x 3.6m). Built in double wardrobe. Walk in cupboard. Window to the rear aspect.

Bedroom Two - about 11'9 x 9'9 (3.6m x 3.0m). Built in double wardrobe. Window to the rear aspect.

Bathroom - Shower cubicle with wall mounted shower unit. Wash basin & WC.

EXTERIOR

Outside - Residents parking to the front of the development. South facing rear garden bordered by an old flint wall. Lawn with flower borders, patio area and a shed.

ADDITIONAL INFORMATION

Council tax band: C

Lease: Original lease of 99 years from 1985. Ground rent £7.50 per quarter. Service charge for year ending 31/12/24 £1,085.63 per quarter.











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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.

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