



Newberry Tully



11 Stoke Manor Close, Seaford, East Sussex, BN25 3RE

A spacious two bedroom detached bungalow with an attractive garden in this quiet cul-de-sac location about three quarters of a mile East of Seaford town centre and within walking distance to bus routes between Brighton and Eastbourne.

£399,950 Freehold

Newberry Tully - Independent Estate Agents

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

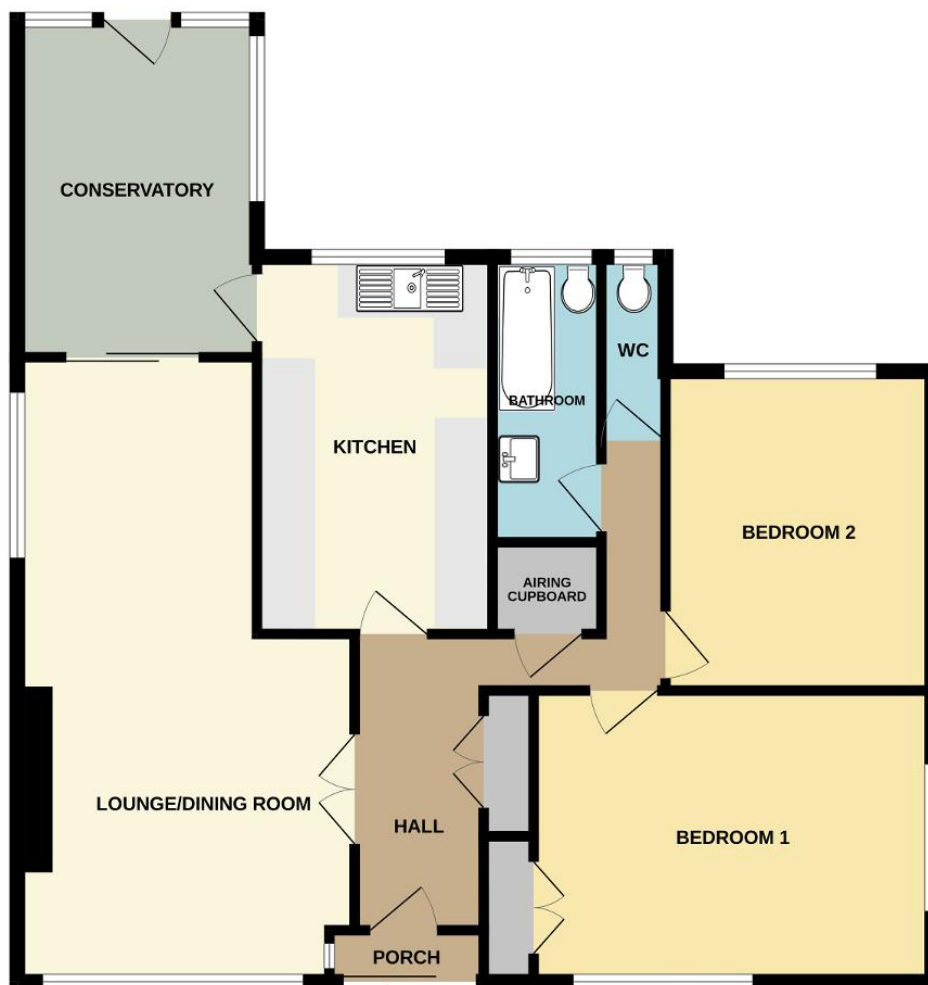
Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



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Stoke Manor Close, Seaford, East Sussex, BN25 3RE

GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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.
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- Detached bungalow
- Two bedrooms
- Lounge/Dining room
- Conservatory
- Garage and driveway
- Gas central heating and upvc d/glazing
- Convenient location
- No onward chain



GROUND FLOOR

Porch -

Hall - Access to loft space. Cloaks cupboard. Airing cupboard.

Lounge / Dining Room - about 23'3 x 12'11 narrowing to 8'11 (7.1m x 3.9m x 2.7m). Dual aspect room. Feature fire surround with inset gas fire. Patio doors open to the conservatory.

Conservatory - about 12'7 x 8'11 (3.8m x 2.7m) Door opens to the back garden.

Kitchen - about 13'11 x 8'11 (4.2m x 2.7m) Fitted with a range of matching units comprising wall cupboards and worktops with cupboards and drawers below. Space for cooker with extractor hood above. Inset stainless steel sink with two drainers. Space and plumbing for washing machine. Spaces for fridge and freezer. Wall mounted Vaillant gas boiler. Serving hatch opens to the lounge/dining room. Window overlooks the back garden. Door opens to the conservatory.

Bedroom One - about 15'5 x 10'11 (4.7m x 3.3m) Dual aspect. Built in wardrobe.

Bedroom Two - about 11'11 x 9'11 (3.6m x 3.0m) Window overlooks the back garden.

Bathroom - Fitted with a matching white suite and comprising panelled bath with shower attachment off the mixer tap, pedestal wash basin and WC. Heated chrome towel rail.

Separate WC - Fitted with a white WC.

EXTERIOR

Outside - Front garden mainly with area of lawn and some planting. Driveway leads down the side of the property to the garage. Path leads to the front door. Gates provide access to the back garden.

Back garden with patio to the rear of the property. Remainder of garden with areas of lawn, shingle and a selection of established planting. To one corner of the garden is a summerhouse. There are two sheds and a greenhouse. There is an ornamental pond next to the patio and a further wildlife pond in the centre of the garden.

Garage - about 17'0 x 8'3 (5.18m x 2.51m) Up and over door. Power and light. Courtesy door opens to the back garden.

ADDITIONAL INFORMATION

Council tax band: D

Note: The property was re-roofed in 2021











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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.

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