



Newberry Tully



15 Barn Rise, Seaford, East Sussex, BN25 3BX

A well presented three bedroom mid terrace house which has been updated by the current owner and located in this convenient area being within walking distance to local primary schools and bus routes between Brighton and Eastbourne. The property also benefits from being a two-minute walk to the South Downs National Park and many beautiful walks

£279,950 Freehold

Newberry Tully - Independent Estate Agents

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

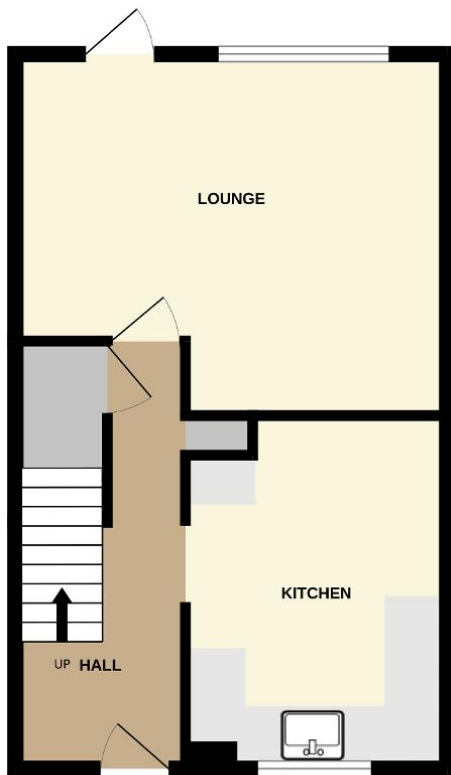
Get in touch: 01323 490001 | [info@newberrytully.co.uk](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://newberrytully.co.uk)



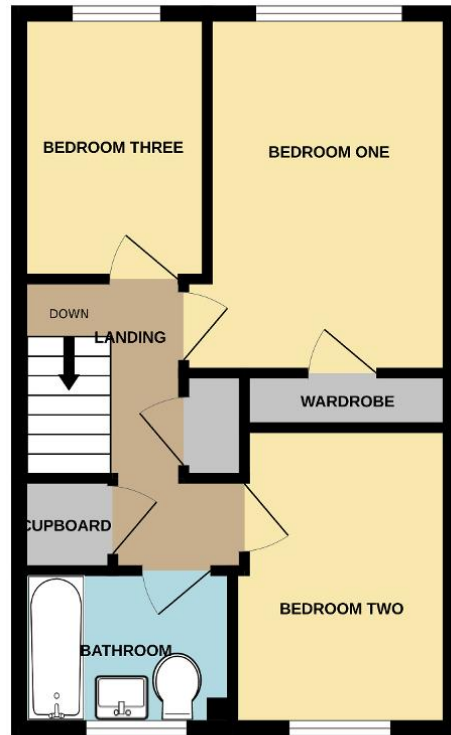
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## Barn Rise, Seaford, East Sussex, BN25 3BX

GROUND FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.7 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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- Mid terrace house
- Three bedrooms
- Westerly aspect rear garden
- Bespoke wooden kitchen
- Modern bathroom
- Gas central heating and upvc d/glazing
- Parking area to the rear of the house
- Close to local primary school



## GROUND FLOOR

**Hall** - Stairs to the first floor. Under stairs cupboard. Storage recess.

**Lounge** - about 15'7 x 13'1 (4.7m x 4.0m) Door opens to the back garden.

**Kitchen** - about 13'0 x 9'5 (4.0m x 2.9m) Fitted with a range of matching hand made wooden units and comprising worktops with cupboards and drawers below. Space for cooker. Inset butler sink. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wall mounted GloWorm gas combi boiler. Larder cupboard.

## FIRST FLOOR

**Landing** - Access to loft space. Over stairs storage cupboard. Linen cupboard.

**Bedroom One** - about 13'0 x 8'10 (4.0m x 2.7m) Built in wardrobe. Window to the rear aspect.

**Bedroom Two** - about 11'0 x 7'9 (3.4m x 2.4m) Window to the front aspect.

**Bedroom Three** - about 9'8 x 6'8 (2.9m x 2.0m). Window to the rear aspect.

**Bathroom** - Fitted with a matching modern white suite. Comprising panelled bath with shower attachment off the mixer tap. Wash basin mounted on wash stand with cupboard below. Low level WC. Heated chrome towel rail.

## EXTERIOR

**Outside** - Front garden with lawn and planting. Steps lead up from the pavement to the front door. There is a store cupboard by the front door which houses the gas and electric meters. Back garden with patio to the rear of the house. The remainder of the garden has areas of established planting and a timber clad shed. Steps lead to the back gate which provides access to a rear parking area with a car parking space.

## ADDITIONAL INFORMATION

Council tax band: B





















Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   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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