



# Newberry Tully



174 Princess Drive, Seaford, East Sussex, BN25 2TS

A spacious four bedroom detached chalet style house in an elevated position with views over an open green area. The house has a double garage and plenty of off-road parking. There are two bedrooms on the ground floor, one with an en-suite and a further two bedrooms on the first floor. The house is in good decorative order and has a beautifully presented back garden. The property is ideally located close to countryside, golf club and convenience store.

**£675,000 Freehold**

Newberry Tully - Independent Estate Agents

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

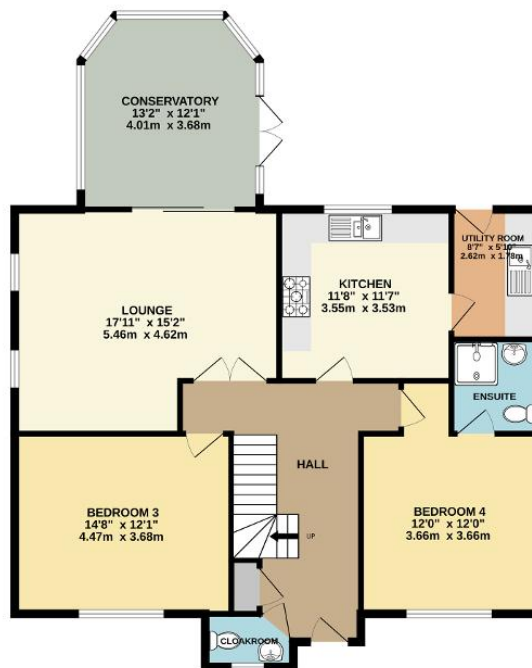
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GROUND FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.7 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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- Detached house
- Four bedrooms
- Spacious accommodation
- Conservatory
- Utility room
- Bedroom with en-suite
- Double garage and ample off road parking
- Good decorative order



## GROUND FLOOR

**Hall** - Spacious hall with stairs to the first floor. Built in cupboard. Cloakroom fitted with a matching white suite and comprising a wash basin and WC.

**Lounge** - about 17'11 x 15'2 (5.46m x 4.62m) Dual aspect room with patio doors opening to the conservatory. Feature wood burner.

**Conservatory** - about 13'2 x 12'1 (4.01m x 3.68m) French doors open to the back garden.

**Kitchen** - about 11'8 x 11'7 (3.56m x 3.53m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset 5 burner gas hob with extractor hood above and electric double oven below. Inset one and a half bowl stainless steel sink and drainer. Window overlooks the back garden. Space for fridge freezer. Space and plumbing for dishwasher.

**Utility Room** - about 8'7 x 5'10 (2.61m x 1.78m) Fitted with a matching range of units with worktop and cupboard below. Tall cupboard to one side. Space for washing machine and tumble dryer. Wall mounted gas boiler. Window to the side aspect and door to the back garden.

**Bedroom Three / Dining Room** - about 14'8 x 12'1 (4.47m x 3.68m) Currently used as a dining room. Window to the front aspect.

**Bedroom Four** - about 12'0 excluding door recess x 12'0 (3.66m x 3.66m) Window to the front aspect.

**Ensuite Shower Room** - Fitted with a matching suite comprising shower cubicle, wash basin and WC. Matching vanity cupboards and wall cupboard. Frosted window to the side aspect.

## FIRST FLOOR

**Landing** - Access to eaves storage. Velux window. Airing cupboard.

**Bedroom One** - about 16'1 excluding window recess x 14'7 (4.90m x 4.45m) Dual aspect room. Built in wardrobe. Access to eaves storage.

**Bedroom Two** - about 16'1 excluding window recess x 12'0 (4.90m x 3.65m) Dual aspect room. Built in wardrobe. Access to eaves storage.

**Bathroom** - Fitted with a matching white suite comprising panelled bath with shower attachment off the mixer tap, pedestal wash basin and WC. Frosted window to the rear aspect.

## EXTERIOR

**Double Garage** - about 18'2 x 18'2 (5.54m x 5.54m) Two roller style garage doors.

**Outside** - Block paved drive leads to the double garage and sweeps up to the front of the property providing ample off road parking. Double gates lead to a further parking area. Remainder of front garden planted as a wildlife garden. Side gates provide access to the back garden

Back garden with patio immediately to the rear and sides of the property. Brick retaining wall curves round the lower patio area. Steps lead up to the remainder of the garden which has lawn and a selection of established planting. There is an area to one side of the garden for growing vegetables and a seating area to the other side. Water feature. Timber clad shed. Greenhouse. There are open views towards the sea from the elevated position at the top of the garden.





















Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	82   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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