



Newberry Tully



4 Caroline Close, Seaford, East Sussex, BN25 2UJ

A two bedroom detached bungalow in good decorative order and located in a residential area about a mile to the West of Seaford town centre.

£399,950 Freehold

Newberry Tully - Independent Estate Agents

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

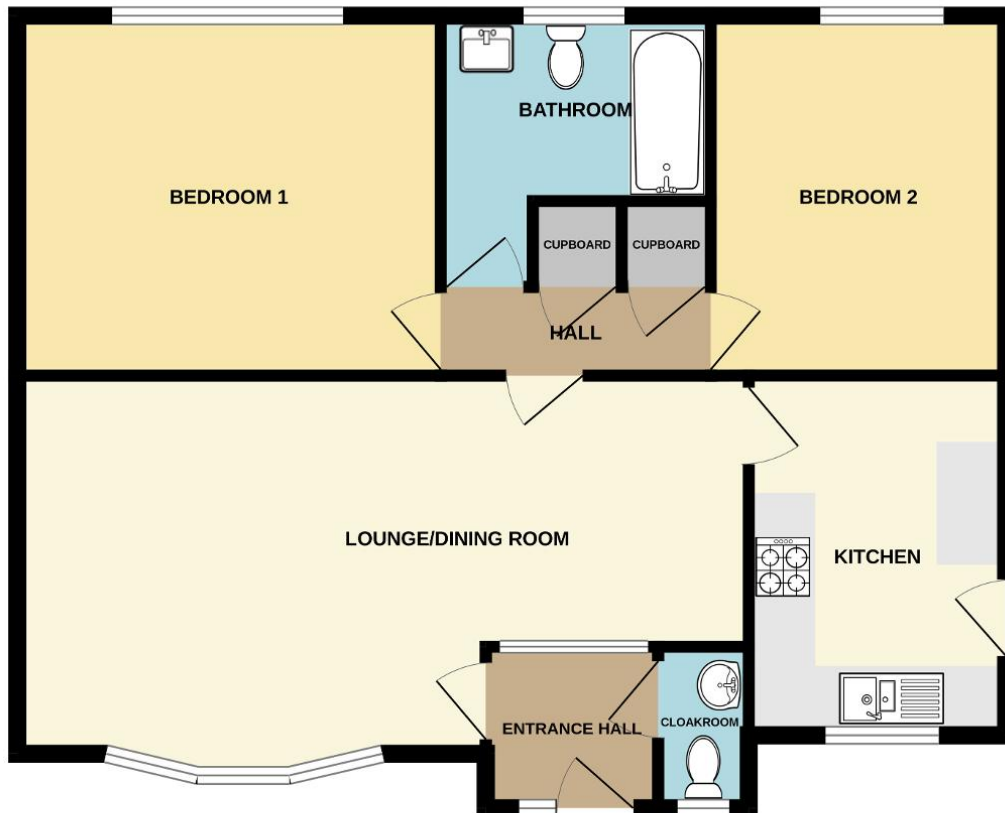
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GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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 double bedrooms
- Good decorative order
- Garage and driveway
- Deceptively spacious garden
- Upvc double glazing
- Gas central heating
- Convenient location



## GROUND FLOOR

**Entrance Porch** - Doors open to the cloakroom and to the lounge.

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

**Lounge/Dining Room** - about 24'2 x 12'4 (7.37m x 3.76m) narrowing to 8'10 (2.69m) in the dining area. Bay window to the front aspect.

**Kitchen** - about 11'9 x 8'3 (3.58m x 2.51m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor hood above and electric oven below. Inset stainless steel one and a half bowl sink and drainer. Space and plumbing for washing machine and slimline dishwasher. Space for fridge freezer. Window to the front aspect and door opens to the back garden.

**Hall** - Two built in storage cupboards. Access to loft space with pull down ladder. The gas boiler is located in the loft.

**Bedroom One** - about 13'9 x 11'9 (4.19m x 3.58m) Window overlooks the back garden.

**Bedroom Two** - about 11'9 x 9'7 (3.58m x 2.92m) Window overlooks the back garden.

**Bathroom** - Fitted with a matching white suite and comprising panelled bath with shower unit above, wash basin with vanity cupboard below and WC. Heated chrome towel rail.

## EXTERIOR

**Outside** - Driveway leads to the garage. Steps lead up from the driveway to the front path which provides access to the front door. Remainder of front garden with some established shrubs.

Generous back garden with area of patio to the side and rear of the property. Remainder of back garden mainly with area of lawn and a selection of established planting.

## ADDITIONAL INFORMATION

Council tax band: D



















Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85  B
69-80	C	70  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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