



Newberry Tully



Griffin House, Broadleaze Gardens, Eastbourne Road, Seaford, BN25 4BE

A spacious four bedroom detached house tucked away in this secluded position just off the Eastbourne Road. The property is accessed from a private, tree-lined driveway and features include a double garage, two reception rooms, utility room, conservatory, four bedrooms, two en-suite bathrooms and wrap around garden.

£795,000 Freehold

Newberry Tully - Independent Estate Agents

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GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
1021 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA: 2284 sq.ft. (212.2 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 house
- Four bedrooms
- Two reception rooms
- Conservatory
- Utility room
- Double garage
- Spacious accommodation
- No onward chain



GROUND FLOOR

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

Lounge - about 24'9 x 13'8 (7.54m x 4.17m) Triple aspect room with patio doors opening to the conservatory. Brick fire surround with inset coal effect gas fire.

Conservatory - about 9'6 x 6'11 max (2.9m x 2.11m) Door opens to the back garden.

Dining Room - about 14'11 x 10'7 (4.55m x 3.23m) French doors to the back garden. Open access to the kitchen.

Kitchen - about 13'1 x 12'2 (3.99m x 3.71m) Fitted with a range of matching units comprising wall cupboards and worktop with cupboards and drawers below. Inset gas hob with extractor hood above. Eye level double electric oven. Space for fridge freezer and dishwasher. Inset one and a half bowl sink and drainer.

Utility Room - about 8'3 x 6'0 (2.51m x 1.83m) Worktops. Inset sink and drainer with cupboard below. Space for washing machine, tumble dryer and fridge. Door opens to the side of the property.

Cloakroom - about 5'10 x 3'2 (1.78m x 0.97m) Fitted with a matching WC and wash basin.

FIRST FLOOR

Landing - Two windows to the front aspect. Airing cupboard.

Bedroom One - about 16'3 x 13'8 (4.95m x 4.17m) Window to the front aspect. Built in wardrobes.

Ensuite Bathroom - about 13'8 x 8'2 (4.17m x 2.49m) Fitted with a walk in shower tray with fixed glass screen. Corner spa bath. Wash basin with a range of vanity cupboards below. Bidet and WC. Heated towel rail.

Bedroom Two - about 12'3 x 10'9 (3.73m x 3.28m)

Ensuite Shower Room - about 12'3 x 5'9 (3.73m x 1.75m) Fitted with a matching white suite comprising bath, shower cubicle, pedestal wash basin and WC. Heated towel rail.

Bedroom Three - about 12'3 x 12'1 (3.73m x 3.68m) Two built in cupboards.

Bedroom Four - about 10'7 x 9'1 (3.23m x 2.77m) Access to loft space.

Shower Room - about 5'5 x 5'4 (1.65m x 1.63m) Fitted with a matching suite comprising shower cubicle, pedestal wash basin and WC.

EXTERIOR

Outside - Front garden with double width driveway leading to the double garage. Path leads to the front door. Remainder of garden with area of decorative stones and a selection of hedging and established planting. Side gate provides access to the back garden which is mainly lawn with well stocked borders and established hedging, shrubs and trees. Wildlife pond. Decked seating area with wall mounted awning and electric heaters. To one corner of the garden is a summerhouse.

Double Garage - about 18'3 x 18'0 (5.56m x 5.49m) Two up and over doors. Wall mounted Worcester gas boiler. Courtesy door opens to the side of the property.









Stephen Newberry



Newberry Tully



Andrew Tully



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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