



# Newberry Tully



63 Hartfield Road, Seaford, East Sussex, BN25 4PR

An attractive older style four bedroom, three storey terraced house offering well presented and spacious family accommodation. The property is located in this sought after road which is within close walking distance (less than a quarter of a mile) to Seaford Head Upper School and one mile to Seaford Beach. Bus routes between Brighton & Eastbourne, local shops, Seaford Head golf course and delightful headland walks are also within walking distance of the property.

£450,000 Freehold

Newberry Tully - Independent Estate Agents

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

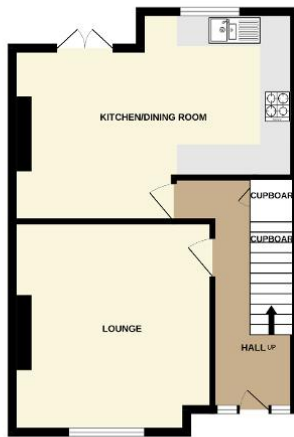
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GROUND FLOOR  
482 sq. ft. (44.8 sq.m.) approx.



1ST FLOOR  
514 sq. ft. (47.7 sq.m.) approx.



2ND FLOOR  
378 sq. ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.6 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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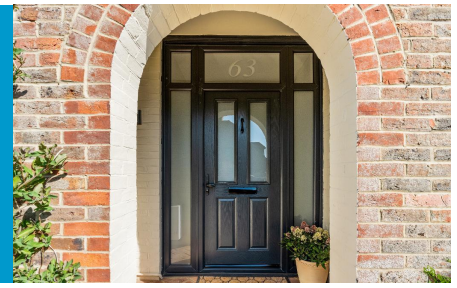
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- Mid terrace house
- Four bedrooms
- Three storeys
- Good decorative order
- Bathroom and shower room
- Courtyard garden and garage
- Gas central heating & Upvc d/glazing
- Sought after location



## GROUND FLOOR

**Hall** - Under stairs storage cupboards. Stairs to the first floor. Stripped wooden flooring.

**Lounge** - about 13'3 x 13'0 (4.0m x 4.0m). Feature fireplace. Window to the front aspect.

**Kitchen/Dining Room** - about 18'9 x 11'6 (5.7m x 3.5m) narrowing to 11'0 (3.4m) in the kitchen area. Kitchen fitted with a range of matching units comprising wall cupboards and worktop with cupboards and drawers below. Inset four burner gas hob with extractor hood above and double electric oven below. Inset stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Dining area has stripped wooden flooring and French doors open to the back garden.

## FIRST FLOOR

**Landing** - Stairs to the second floor.

**Bathroom** - Fitted with a matching modern white suite and comprising panelled bath with wall mounted shower unit above. Wash basin set into area of worktop with vanity cupboards below. WC with enclosed cistern. Traditional heated towel radiator. Built in cupboard.

**Bedroom One** - about 13'3 x 9'9 (4.0m x 3.0m). Fitted wardrobes to one side of the room. Window to the front aspect.

**Bedroom Two** - about 12'0 x 10'9 (3.6m x 3.3m). Built in cupboard houses the gas boiler. Window to the rear aspect.

**Bedroom Three** - about 11'3 x 7'9 (3.4m x 2.4m) Currently used as an office. Window to the front aspect.

## SECOND FLOOR

**Landing** - Access to loft space.

**Shower Room** - Fitted with a matching white suite comprising corner shower cubicle, wash basin with vanity cupboard below and WC.

**Bedroom Four** - about 20'2 x 11'0 (6.1m x 3.4m) Velux windows to both the front and rear aspects. Front velux with views towards Seaford Head and the sea. Built in wardrobe.

## EXTERIOR

**Outside** - Enclosed front garden with areas of planting. Path leads to the front door. Back garden block paved and with established, planted borders. Back gate provides access to the rear service road. Garage about 17'9 x 9'0 (5.4m x 2.7m). Power and light. Courtesy door opens to the back garden.

## ADDITIONAL INFORMATION

Council tax band: C



















Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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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