



Newberry Tully



67 Hythe Crescent, Seaford, East Sussex, BN25 3TZ

A three bedroom semi detached house in good decorative order and located in this popular residential area being within walking distance to bus routes, local shops and countryside walks.

£335,000 Freehold

Newberry Tully - Independent Estate Agents

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

Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.

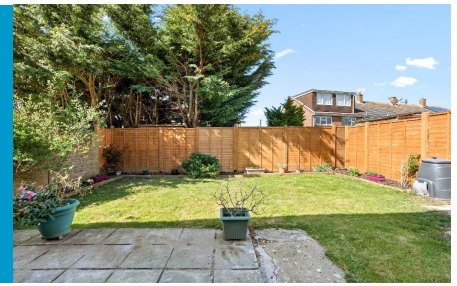
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- Semi detached house
- Three bedrooms
- Good decorative order
- Westerly aspect rear garden
- Off road parking
- Gas central heating and upvc d/glazing
- Walking distance to local primary school
- Close to open countryside



GROUND FLOOR

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

Cloakroom - about 5'6 x 2'6 (1.7m x 0.8m) Fitted with a white WC and corner wash basin.

Kitchen - about 14'8 x 11'3 (4.5m x 3.4m) Fitted with a range of matching wooden units and comprising wall cupboards and worktop with cupboards and drawers below. Inset gas hob with extractor hood above. Eye level double electric oven. Inset one and a half bowl sink and drainer. Space and plumbing for washing machine and dishwasher. Space for fridge freezer.

Lounge - about 17'8 x 11'4 (5.4m x 3.5m) Built in cupboard. Patio doors open to the back garden.

FIRST FLOOR

Landing - Access to loft space. The gas combi boiler is located in the loft. Built in cupboard. Cupboard over the stairs.

Bedroom One - about 13'2 x 10'8 (4m x 3.3m) Window to the front aspect.

Bedroom Two - about 13'4 x 8'6 (4.1m x 2.6m) Window to the rear aspect.

Bedroom Three - about 8'9 x 7'7 (2.7m x 2.3m) Window to the rear aspect.

Bathroom - about 6'6 x 5'7 (2m x 1.7m) Fitted with a matching modern white suite comprising panelled bath with shower above and fixed glass shower screen. Wash basin with vanity cupboard below. WC. Heated towel rail.

EXTERIOR

Outside - Front garden with area of lawn. Driveway provides space for off road parking. Path leads to the front door. Side gate provides access to the back garden.

Back garden with patio. Remainder of garden mainly with area of grass surrounded by planted flower beds. To one side of the garden is a greenhouse and timber clad shed.

ADDITIONAL INFORMATION

Council tax band: C











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 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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