



Newberry Tully



10 Corsica Road, Seaford, East Sussex, BN25 1BB

A detached four bedroom chalet bungalow with a large southerly aspect back garden located in a sought after road within walking distance to Seaford town centre and close to cliff top walks around Seaford Head golf course. The property is within approximately 400 yards of Seaford beach.

£599,950 Freehold

Newberry Tully - Independent Estate Agents

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

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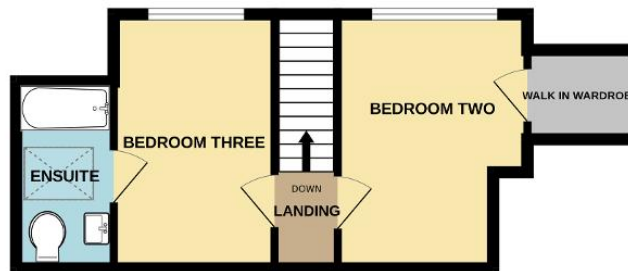


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1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 1190 sq.ft. (110.6 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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- Detached chalet bungalow
- Four bedrooms
- Southerly aspect back garden
- Garage and driveway
- Walking distance to the seafront
- Gas central heating and upvc d/glazing
- Sought after location
- No onward chain



## GROUND FLOOR

**Hall** - Two built in cupboards.

**Lounge** - about 20'3 x 10'9 (6.2m x 3.3m) Triple aspect room. Patio doors open to the back garden.

**Kitchen** - about 12'2 x 9'1 (3.7m x 2.8m) Fitted with a matching range of base units and wooden worktops. Space for cooker. Inset sink and drainer. Space for fridge freezer. Space and plumbing for dishwasher. French doors open to the back garden.

**Dining Room** - about 12'11 x 9'11 (3.9m x 3.0m) Window to the rear aspect. Stairs to the first floor.

**Bedroom Four/Study** - about 12'10 x 8'1 (3.9m x 2.5m) Window over looks the back garden. Door opens to the garage.

**Bedroom One** - about 9'11 x 9'7 (3.0m x 2.9m) Window to the front aspect.

**Bathroom** - about 8'3 x 5'5 (2.5m x 1.7m) Fitted with a matching white suite and comprising panelled shower bath with shower unit above, pedestal wash basin and WC. Heated chrome towel rail.

## FIRST FLOOR

**Landing** - Access to eaves storage.

**Bedroom Two** - about 12'1 x 9'3 (3.7m x 2.8m) Window overlooks the back garden. Walk in wardrobe with further door which opens to the loft space.

**Bedroom Three** - about 12'0 x 7'7 (3.7m x 2.3m) Window overlooks the back garden.

**Ensuite Bathroom** - about 8'10 x 4'8 (2.7m x 1.4m) Fitted with a matching white suite and comprising panelled bath with Triton shower unit above, wash basin and WC. Eaves access. Velux window. Heated towel rail.

## EXTERIOR

**Garage** - about 15'1 x 8'6 (4.6m x 2.6m) Electric roller garage door. Power and lighting. Window to the side aspect. Space and plumbing for washing machine. Wall mounted gas boiler. Internal door opens to the study/bedroom four.

**Outside** - Front garden with paving leading to the garage and to the front door. Planted borders to the front of the property. Hedging to the front of the property. Side gate provides access to the back garden. Back garden about 75ft deep x 50ft wide (22.8m x 15.5m) Patio to to the rear of the property with the remainder of the garden with area of lawn surrounded by a selection of established planting. Timber clad shed. Greenhouse.

## ADDITIONAL INFORMATION

Council tax band: E











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D		
39-54	E	42   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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