



Newberry Tully



11a Alfriston Road, Seaford, East Sussex, BN25 3QD

A well presented one bedroom garden flat with its own private 84ft back garden and garden studio room.
The flat is in a convenient location close to local shops, Downs Leisure Centre and bus routes between Brighton & Eastbourne.

£225,000 Share of Freehold

Newberry Tully - Independent Estate Agents

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

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GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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- Self contained ground floor garden flat
- One bedroom
- Approx 84ft back garden
- Useful garden studio room
- Good decorative order
- Gas central heating
- Upvc double glazing
- Convenient location



GROUND FLOOR

Hall -

Shower Room - Fitted with a matching, modern white suite and comprising corner shower cubicle, wash basin with vanity cupboard below and low level WC. Heated towel rail.

Kitchen - about 9'5 x 8'5 (2.9m x 2.6m) Fitted with a matching range of units and comprising wall cupboards and worktop with cupboards and drawers below. Inset gas hob with electric oven below and extractor hood above. Inset stainless steel sink and drainer. Space for fridge and freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Window to the side aspect.

Inner Hall - Built in cupboard.

Bedroom - about 10'11 x 8'8 (3.3m x 2.6m) Exposed painted floorboards. Window to the rear aspect.

Lounge - about 12'0 x 10'11 excluding bay window (3.7m x 3.3m) Bay window to the front aspect. Feature open fireplace.

EXTERIOR

Outside - Front gate and gravelled path lead to the side entrance gate. Back garden approx 84ft deep x 19ft wide (25.6m x 5.9m). Patio area immediately to the rear of the property. Path leads down the garden to a further paved area by the garden studio room. Remainder of garden with established planting and areas of lawn. Timber clad shed.

Garden Room - about 16'10 x 11'4 (5.1m x 3.5m) Pitched roof. Power and lighting. Window and door opens to the back garden.

ADDITIONAL INFORMATION

Council tax band: A
Share of Freehold.











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 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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