



Newberry Tully



37 Hillside Avenue, Seaford, East Sussex, BN25 3JY

An extended, detached, chalet bungalow in this popular residential area being within walking distance to bus routes, local shops and countryside walks.

£400,000 Freehold

Newberry Tully - Independent Estate Agents

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

Get in touch: 01323 490001 | [info@newberrytully.co.uk](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://newberrytully.co.uk)



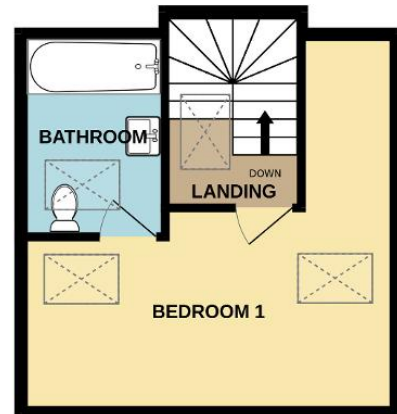
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GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.9 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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- Detached chalet bungalow
- Three/Four bedrooms
- Rear extension
- Master bedroom with en-suite
- Garage and driveway
- Gas central heating and upvc d/glazing
- Close to local shops & school
- Bus routes pass outside the property



## GROUND FLOOR

**Porch** - Useful entrance porch with front door opening to the hall.

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

**Lounge** - about 17'0 x 12'1 (5.2m x 3.7m) Inset gas fire.

**Kitchen** - about 12'8 x 9'11 (3.9m x 3.0m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor hood above. Eye level electric oven. Inset stainless steel one and a half bowl sink and drainer. Space and plumbing for washing machine and dishwasher. Wall mounted Ariston gas boiler.

**Garden Room** - about 11'1 x 9'7 (3.4m x 2.9m) Dual aspect with door opening to the back garden.

**Bedroom Two** - about 11'8 excluding bay window x 11'6 (3.6m x 3.5m) Built in wardrobes. Bay window to the front aspect.

**Bedroom Three** - about 11'6 x 9'11 (3.5m x 3.0m)

**Dining Room/Bedroom Four** - about 12'7 x 8'9 (3.8m x 2.7m) Patio doors open to the back garden.

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

## FIRST FLOOR

**Landing** - Velux window.

**Bedroom One** - about 16'7 x 9'0 (5.1m x 2.7m) Two velux windows. Useful storage recess space. Access to eaves storage.

**Ensuite Bathroom** - Fitted with a matching white suite and comprising panelled bath, wash basin with drawers below and WC. Heated chrome towel rail. Velux window.

## EXTERIOR

**Outside** - Front garden paved with some established planting. Driveway leads to the garage and front door. Back garden with areas of paving to the side and rear of the property. Remainder of garden mainly with area of lawn and surrounded by a selection of established planting. Pond. Shed. Greenhouse. There is an outside tap to the side of the property. The shed and greenhouse have light and power.

**Garage** - about 16'3 x 9'10 (5.0m x 3.0m) Up and over door. Power and lighting. Courtesy door opens to the back garden.

## ADDITIONAL INFORMATION

Council tax band: D











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	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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