



Newberry Tully



72 Hurdis Road, Bishopstone, Seaford, East Sussex, BN25 2TQ

A two bedroom detached bungalow on a level, corner plot with views towards Newhaven Harbour. The property is located in the popular area of Bishopstone about two miles west of Seaford town centre and about a mile from Bishopstone train station with regular services to Brighton & connections to London.

£350,000 Freehold

Newberry Tully - Independent Estate Agents

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

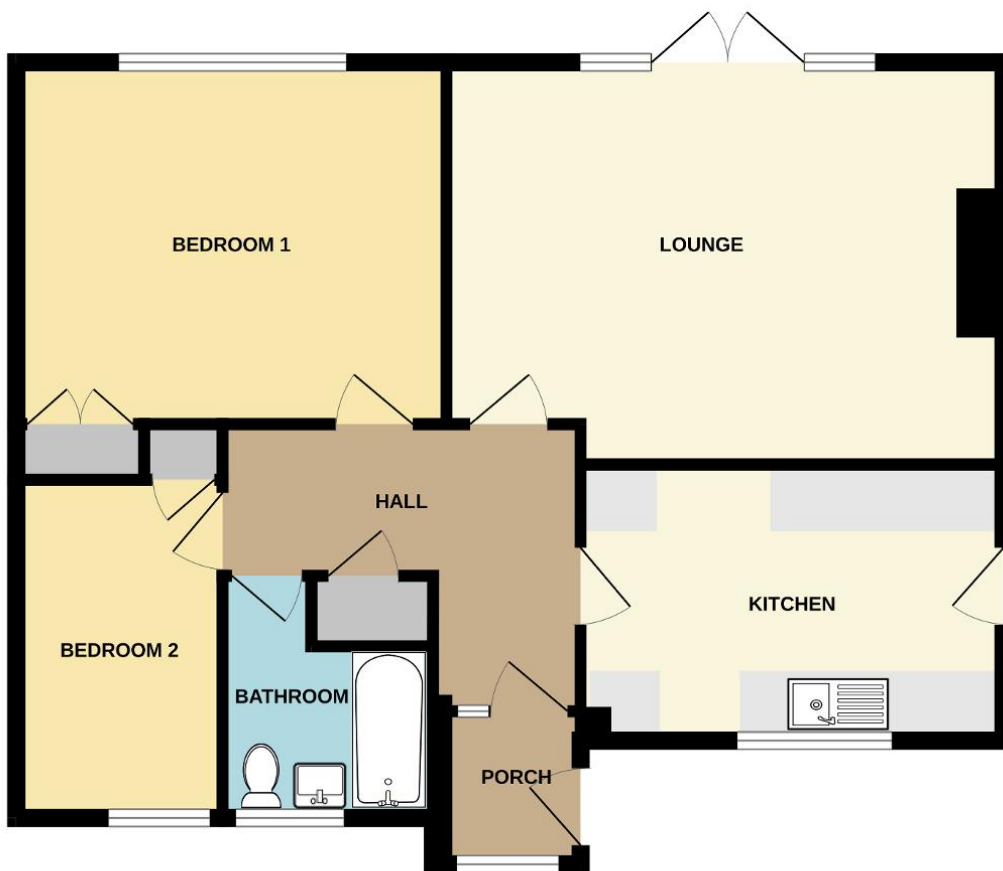
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GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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 bungalow
- Two bedrooms
- Sea view towards Newhaven Harbour
- Level, corner plot
- Garage with electric car charger
- Gas central heating and upvc d/glazing
- Modernised throughout
- Popular residential location



GROUND FLOOR

Porch - Entrance porch with front door opening to the hall.

Hall - Built in cupboard houses the Vaillant gas boiler. Access to loft space.

Lounge - about 18'0 x 13'0 (5.5m x 4.0m) French doors open to the back garden. Built in shelving and cupboards either side of the chimney breast. Serving hatch.

Kitchen - about 13'4 x 8'11 (4.1m x 2.7m) Fitted with a matching range of units and comprising wall cupboards and wooden worktops with cupboards and drawers below. Space for cooker with extractor hood above. Inset ceramic sink and drainer. Space and plumbing for washing machine and dishwasher. Space for American style fridge freezer. Door opens to the side of the property.

Bedroom One - about 13'11 x 11'9 (4.2m x 3.6m) Built in wardrobe. Window overlooks the back garden.

Bedroom Two - about 11'0 x 6'8 (3.4m x 2m) Built in cupboard. Window to the front aspect.

Bathroom - about 6'7 x 5'6 (2m x 1.7m) Fitted with a matching white suite and comprising panelled bath with shower unit above, wash basin with vanity cupboard below and WC.

EXTERIOR

Outside - Front garden mainly with area of lawn. Path leads to the front door. Side gate provides access to the back garden. Looking at property, the plot extends from the left to the roadside of Gleneagles Close. Back garden with paved area immediately to the rear of the bungalow. The remainder of the garden is mainly laid to lawn and surrounded by a selection of established planting. Path leads to a rear gate that provides access to the garage and driveway.

Garage - about 16'0 x 8'2 (4.9m x 2.5m) Up and over door. Power and lighting. Attached to the side of the garage is an electric car charging unit.

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		85 B
69-80	C	69 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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