



Newberry Tully



44 Cinque Ports Way, Seaford, BN25 3UF

A spacious two bedroom first floor flat with a garden in this purpose built block located in a popular residential area just over one and a half miles from Seaford town centre. The flat is within walking distance to a local primary school and bus routes between Brighton & Eastbourne.

£215,000 Leasehold

Newberry Tully - Independent Estate Agents

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

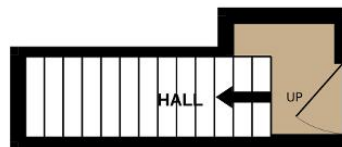
Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



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GROUND FLOOR
42 sq.ft. (3.9 sq.m.) approx.



FIRST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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 first floor flat
- Two bedrooms
- Own area of garden
- Being sold with a new lease
- Low outgoings
- Gas central heating and upvc d/glazing
- Close to local primary school
- No onward chain



GROUND FLOOR

Entrance Hall - Stairs to the first floor. Storage space for shoes & coats etc.

FIRST FLOOR

Hall - Access to loft space.

Lounge - about 15'6 x 12'6 (4.7m x 3.8m) Built in storage cupboard. Tiled fireplace.

Kitchen - about 11'3 x 6'10 (3.4m x 2.1m) 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. Inset one and a half bowl sink and drainer. Space and plumbing for washing machine and slimline dishwasher. Space for fridge freezer. Concealed, wall mounted GloWorm gas combi boiler. Built in pantry cupboard.

Bedroom One - about 14'6 x 12'1 (4.4m x 3.7m)

Bedroom Two - about 10'6 excluding door recess x 10'0 (3.2m x 3.0m)

Bathroom - Fitted with a matching white suite and comprising panelled bath with electric Mira shower unit above, pedestal wash basin and WC. Heated chrome towel rail.

EXTERIOR

Outside - Path leads to a gate which opens to provide access to the front door and further path leads to the back garden. Back garden with raised seating area and garden shed. Remainder mainly laid to lawn with some established planting.

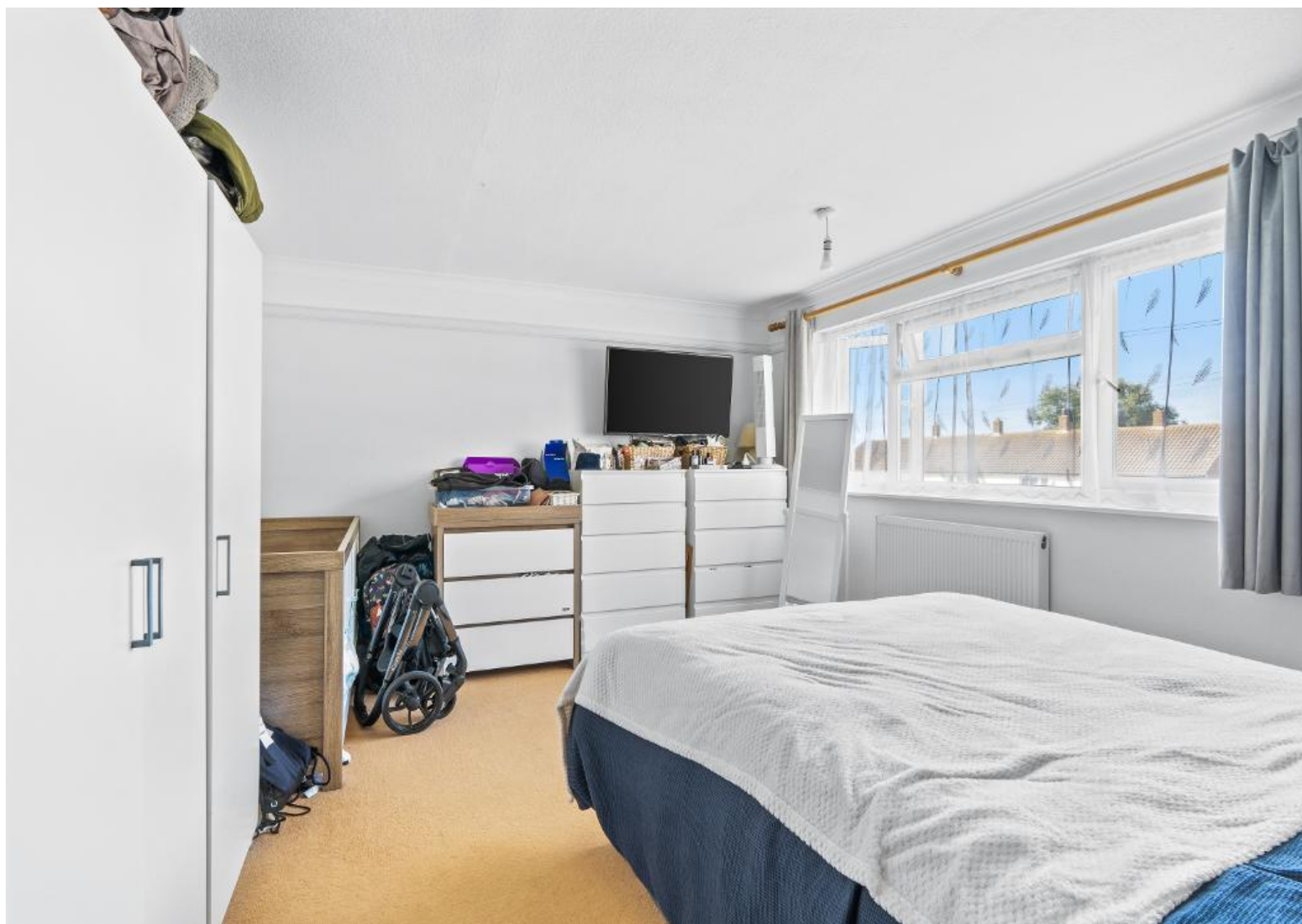
ADDITIONAL INFORMATION

Service charge: £67 half yearly

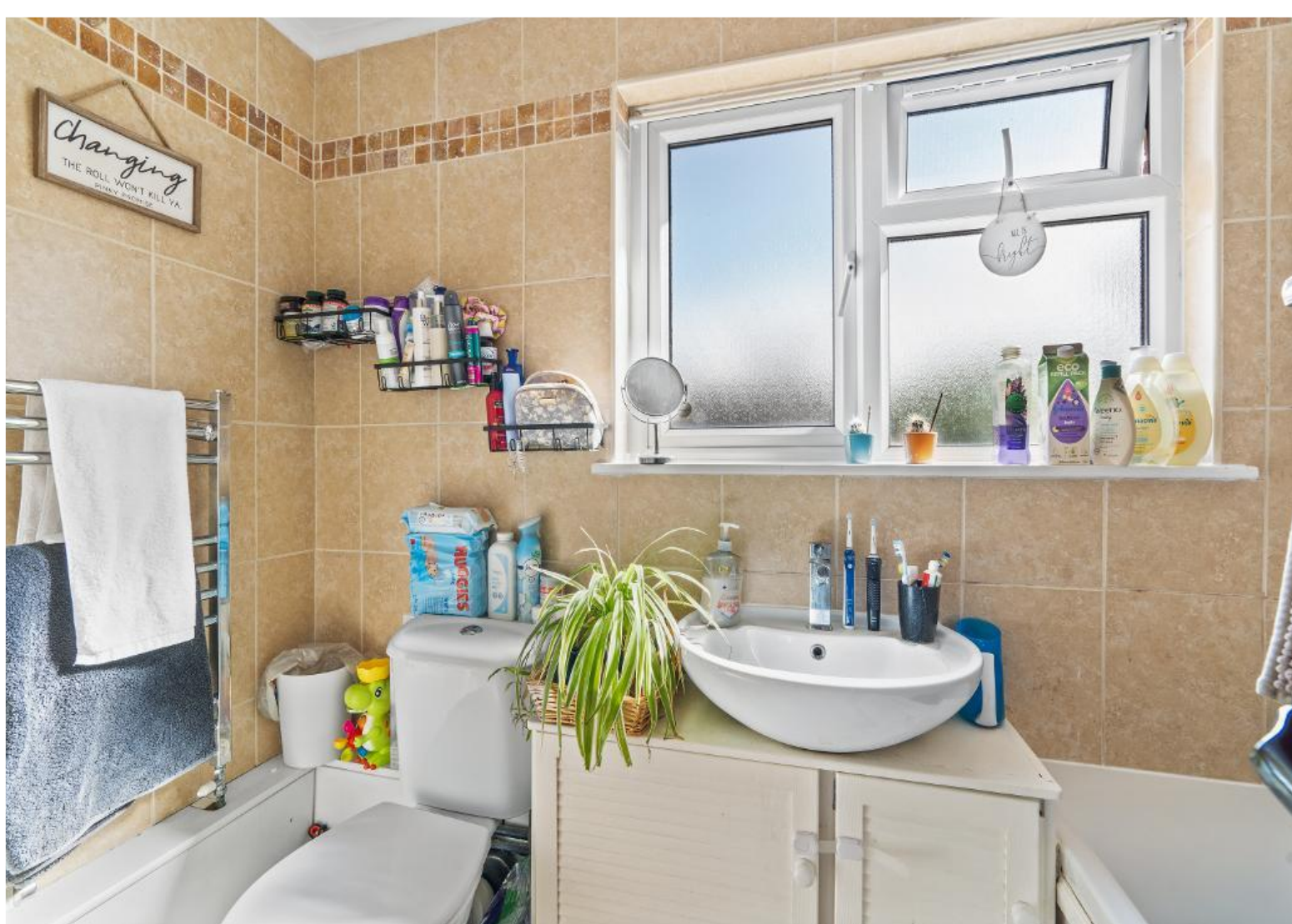
Ground rent: £10 a year

We understand that the flat will be sold with a new lease of 215 years from 31st July 1987.











Stephen Newberry



Newberry Tully



Andrew Tully



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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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