



Newberry Tully



12 Shortlands, East Albany Road, Seaford, East Sussex, BN25 1TU

A spacious two bedroom top floor flat in this popular purpose built block which is situated in a tree lined road within level walking distance of Seaford town centre and close to bus routes between Eastbourne and Brighton. The flat is in good decorative order and comes with a garage.

£265,000 Leasehold

Newberry Tully - Independent Estate Agents

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

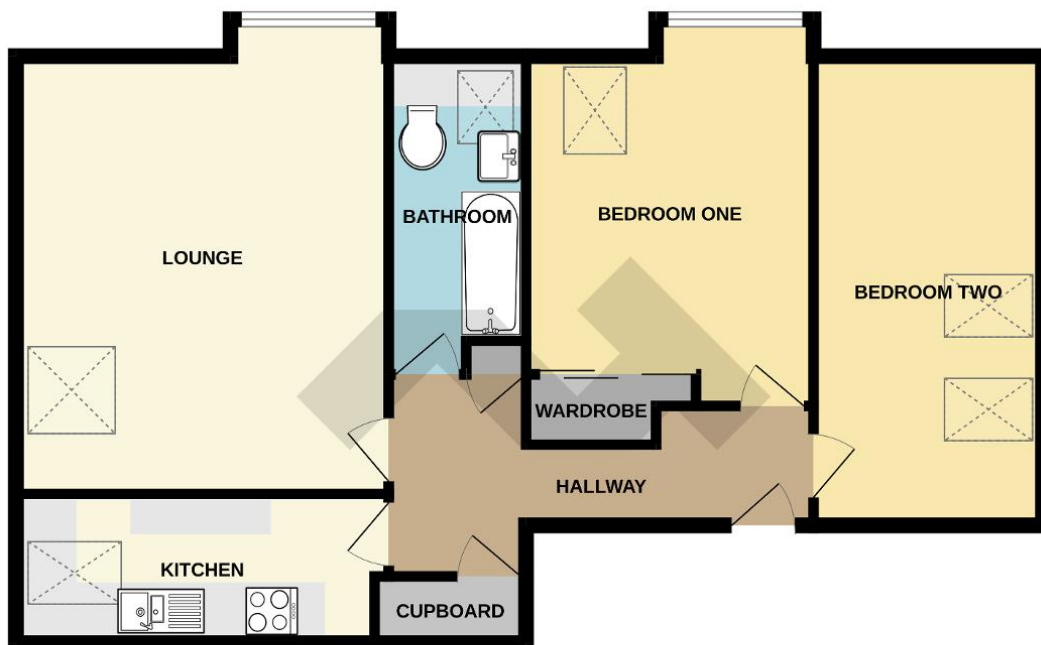
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SECOND FLOOR  
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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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- Spacious top floor flat
- Two bedrooms
- Good decorative order
- Views over rooftops towards the sea
- Garage
- Lift
- Extended lease
- Gas central heating & upvc d/glazing



## GROUND FLOOR

**Communal Entrance Hall** - Stairs and passenger lift to upper floors.

## SECOND FLOOR

**Landing** - Door to Flat 12.

**Hall** - Secure entry phone system. Built in cupboard. Further storage cupboard with wall mounted Viessmann gas boiler.

**Lounge/Dining Room** - about 16'6 x 14'0 (5.0m x 4.3m) Dual aspect room. Views across Seaford and towards the sea.

**Kitchen** - about 14'0 x 5'6 (4.3m x 1.7m) Fitted with a matching range of units comprising wall cupboards and worktops with cupboards and drawers below. Inset Belling electric hob with Neff extractor fan above and Neff electric oven below. Inset one and a half bowl sink and drainer. Space for fridge freezer. Space and plumbing for washing machine. Views across Seaford and towards the sea.

**Bedroom One** - about 14'3 x 10'9 (4.3m x 3.3m) Fitted wardrobe. Window with views over Seaford.

**Bedroom Two** - about 17'6 x 8'7 (5.3m x 2.6m)

**Bathroom** - Fitted with a matching, modern white suite comprising panelled bath with shower unit above, wash basin with vanity drawers below and WC. Heated towel rail.

## EXTERIOR

**Outside** - Communal gardens surround the block. Gravel drive leads to the main entrance and to the garage.

## ADDITIONAL INFORMATION

Lease: 189 years from 25th March 1989

Service charge for the period 25th March 2025 - 24th March 2026: £2,796.63

No ground rent payable





















Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 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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