



Newberry Tully



Flat 8, Offham Court, Surrey Road, Seaford, East Sussex, BN25 2PA

A spacious two bedroom purpose built first floor flat with a balcony. The flat comes with a garage which is located in a nearby block. Cash buyers only as the flat has a short lease.

£175,000 Leasehold

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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FIRST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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- First floor flat
- Two double bedrooms
- Lounge/Dining room
- Would benefit from some modernisation
- Garage
- Short lease - cash buyers only
- Gas central heating
- No onward chain



## GROUND FLOOR

**Communal Entrance Hall** - Secure entry system. Stairs to upper floors.

## FIRST FLOOR

**Communal Landing** - Door to flat 8. Cupboard houses the electric meter.

**Hall** - Built in storage cupboard.

**Loung/Dining Room** - about 19'4 x 11'3 (5.9m x 3.4m) Dual aspect room with door opening to the balcony.

**Balcony** - about 9'0 x 4'2 (2.7m x 1.3m)

**Kitchen** - about 8'6 x 7'9 (2.6m x 2.4m) Fitted with a matching range of units comprising wall cupboards and worktop with cupboards and drawers below. Space for cooker. Inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas boiler.

**Bedroom One** - about 15'11 x 10'5 (4.9m x 3.2m)

**Bedroom Two** - about 12'11 x 8'5 (3.9m x 2.6m)

**Bathroom** - about 7'9 x 6'6 (2.4m x 2.0m) Fitted with a matching coloured suite comprising panelled bath, pedestal wash basin and WC.

## EXTERIOR

**Outside** - Communal gardens surround the block.  
The flat comes with a garage which is located nearby in a block.

**Garage** - about 16'10 x 9'5 (5.1m x 2.9m) Up and over door.

## ADDITIONAL INFORMATION

Council tax band: B

Lease: 99 years from 5th December 1986

Service charge for the period 1st April 2025 - 31st March 2026: £1,805.50

Ground Rent for the period 1st April 2025 - 31st March 2026: £57.50



















Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	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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