



Newberry Tully



23 Drake Court, Ringmer Road, Seaford, East Sussex, BN25 1AW

A one bedroom first floor flat in this purpose built block which is conveniently situated within walking distance to Seaford town centre and about 100 yards to the seafront. The flat comes with a share of freehold and an allocated parking space.

£174,500 Share of Freehold

Newberry Tully - Independent Estate Agents

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

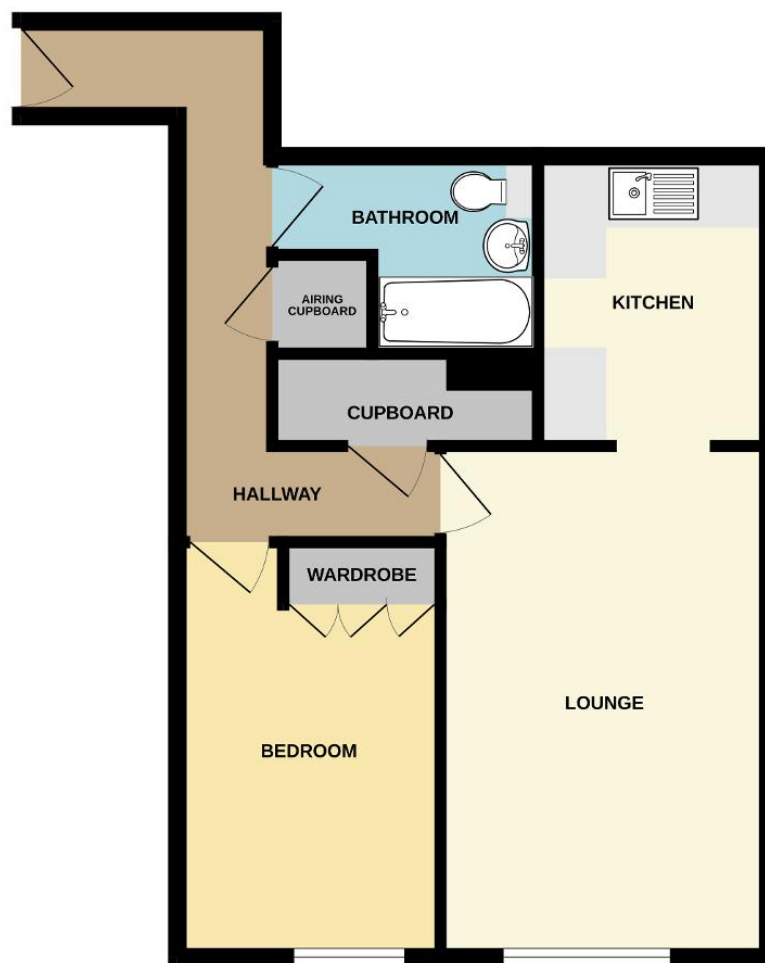
Get in touch: 01323 490001 | [info@newberrytully.co.uk](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://newberrytully.co.uk)



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FIRST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.6 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
- One bedroom
- Good decorative order
- Modern kitchen & bathroom
- Share of freehold
- Allocated parking space
- Convenient location
- No onward chain



## GROUND FLOOR

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

## FIRST FLOOR

**Communal Landing** - Door to flat 23.

**Hallway** - Entry phone. Electric consumer unit. Airing cupboard. Walk in storage cupboard. Electric heater.

**Lounge** - about 16'5 x 10'5 (5m x 3.2m) Window to the rear aspect. Electric heater.

**Kitchen** - about 9'2 x 7'4 (2.8m x 2.2m) Fitted with a range of matching units and comprising wall cupboards and worktops with cupboards and drawers below. Cooker with extractor hood above. Space and plumbing for washing machine. Space for fridge freezer. Tumble dryer. Inset stainless steel sink and drainer.

**Bedroom** - about 13'0 (reducing to 11'0) x 8'4 (4m x 2.5m) Window to the rear aspect. Electric heater. Fitted wardrobe.

**Bathroom** - about 7'11 (reducing to 5'2) x 5'11 (2.4m x 1.8m) Fitted with a matching, modern white suite and comprising panelled bath with wall mounted electric shower unit and fixed, folding glass screen, wash basin with vanity cupboard below and WC. Heated chrome towel rail. Extractor fan. Wall mounted fan heater.

## EXTERIOR

**Outside** - Communal gardens to the front and rear of the block. To the rear is a parking area and the flat comes with an allocated parking space.

## ADDITIONAL INFORMATION

Council tax band: B

Service charge for the 6 months ending 31/12/23: £406.75

Reserve account contribution for the 6 months ending 31/12/23: £268.48















Stephen Newberry



Newberry Tully



Andrew Tully



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