



Newberry Tully



## The Anchorage, 10 Albany Road, Seaford, East Sussex, BN25 2QB

A three/four bedroom detached chalet bungalow in good decorative order and within close walking distance to the seafront, local shops and bus routes.

£485,000 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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TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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.

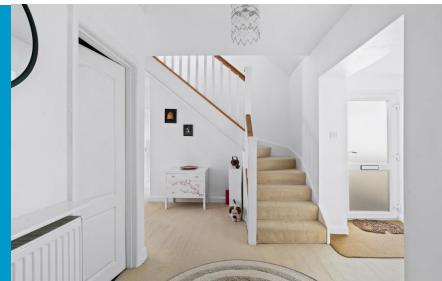
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- Detached chalet bungalow
- Three/Four bedrooms
- Kitchen/Dining Room
- Garage and driveway
- Good decorative order
- Gas central heating and upvc d/glazing
- Close to the seafront
- Close to bus routes and local shops



## GROUND FLOOR

**Hall** - Spacious, welcoming hall with stairs to the first floor.

**Living Room** - about 19'4 x 11'11 (5.9m x 3.6m) Light and airy triple aspect room.

**Bedroom Two** - about 13'2 max into the bay window x 8'11 (4.0m x 2.7m) Bay window to the side aspect.

**Bedroom Three** - about 10'0 x 9'0 (3.0m x 2.7m) Window to the front aspect. Fitted wardrobe.

**Bedroom Four/Study** - about 8'11 x 6'8 excluding door recess (2.7m x 2.0m) Window to the side aspect.

**Kitchen/Dining Room** - about 22'2 x 11'0 (6.8m x 3.4m) Triple aspect room with French doors opening to the back garden. Kitchen is fitted with a matching range of units and comprising wall cupboards and worktops with cupboards and drawers below. Inset stainless steel sink and drainer. Space for cooker. Space and plumbing for washing machine. Space for fridge freezer and tumble dryer. Wall mounted GloWorm gas boiler.

**Bathroom** - Fitted with a matching white suite comprising panelled bath with shower off the mixer tap and pedestal wash basin. Heated towel rail.

**Cloakroom** - Fitted with a matching white wash basin and WC.

## FIRST FLOOR

**Landing** - Velux window over the stairs.

**Bedroom One** - about 13'0 x 12'4 (4.0m x 3.8m) Velux window with view towards the sea. Window to the side aspect. Built in cupboards behind the bed.

**Shower Room** - Fitted with a matching white suite and comprising shower cubicle, wash basin and WC. Heated towel rail.

## EXTERIOR

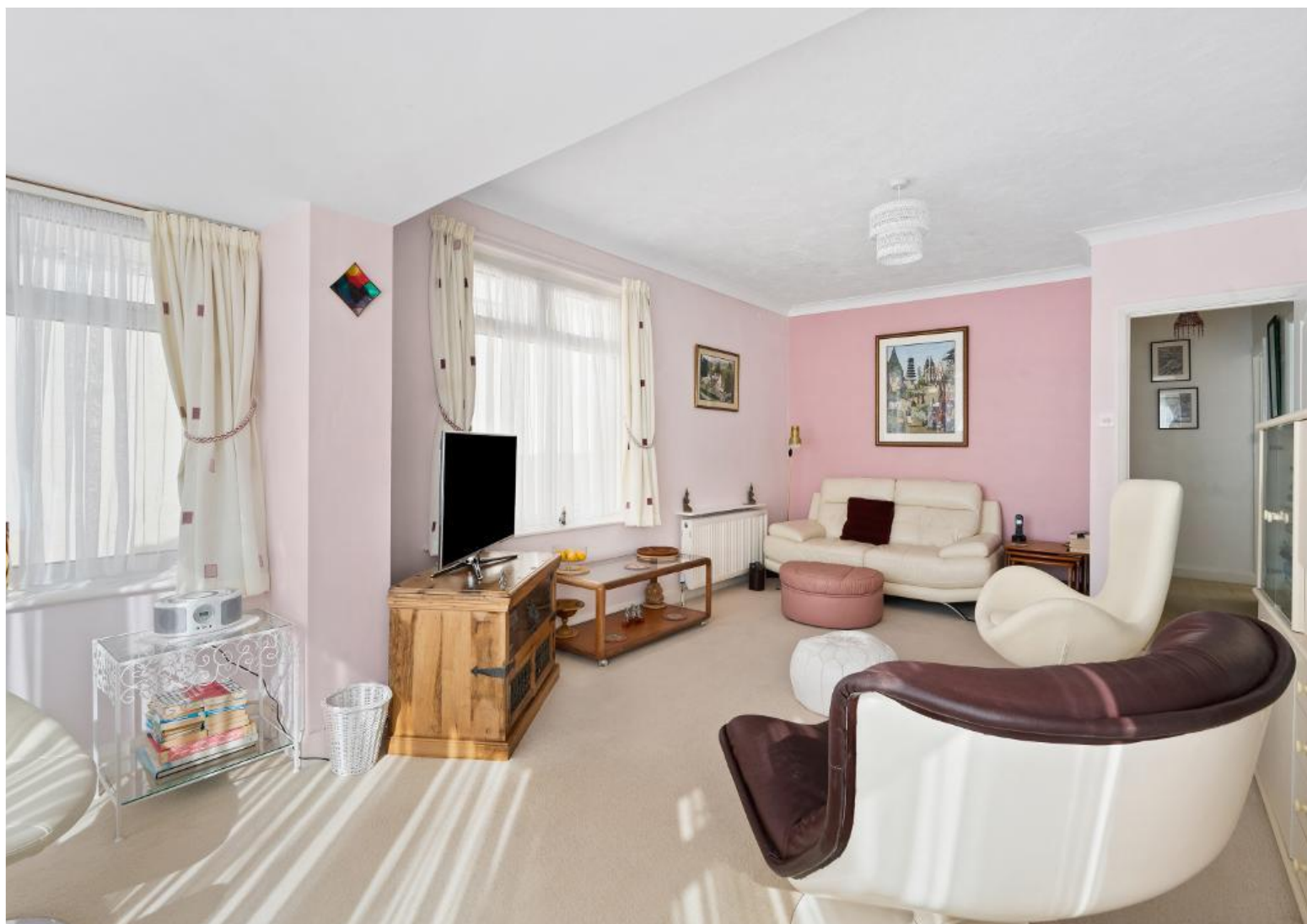
**Outside** - Front garden with areas of paving and shingle. Path leads to the front door. Driveway provides off road parking and leads to the garage. Side gate provides access to the back garden. Back garden mainly with areas of paving and shingle and surrounded by a selection of established planting including fruit trees. In the centre of the garden is a feature area with decorative coloured stones. Large paved terrace to the rear of the garden with a timber clad shed.

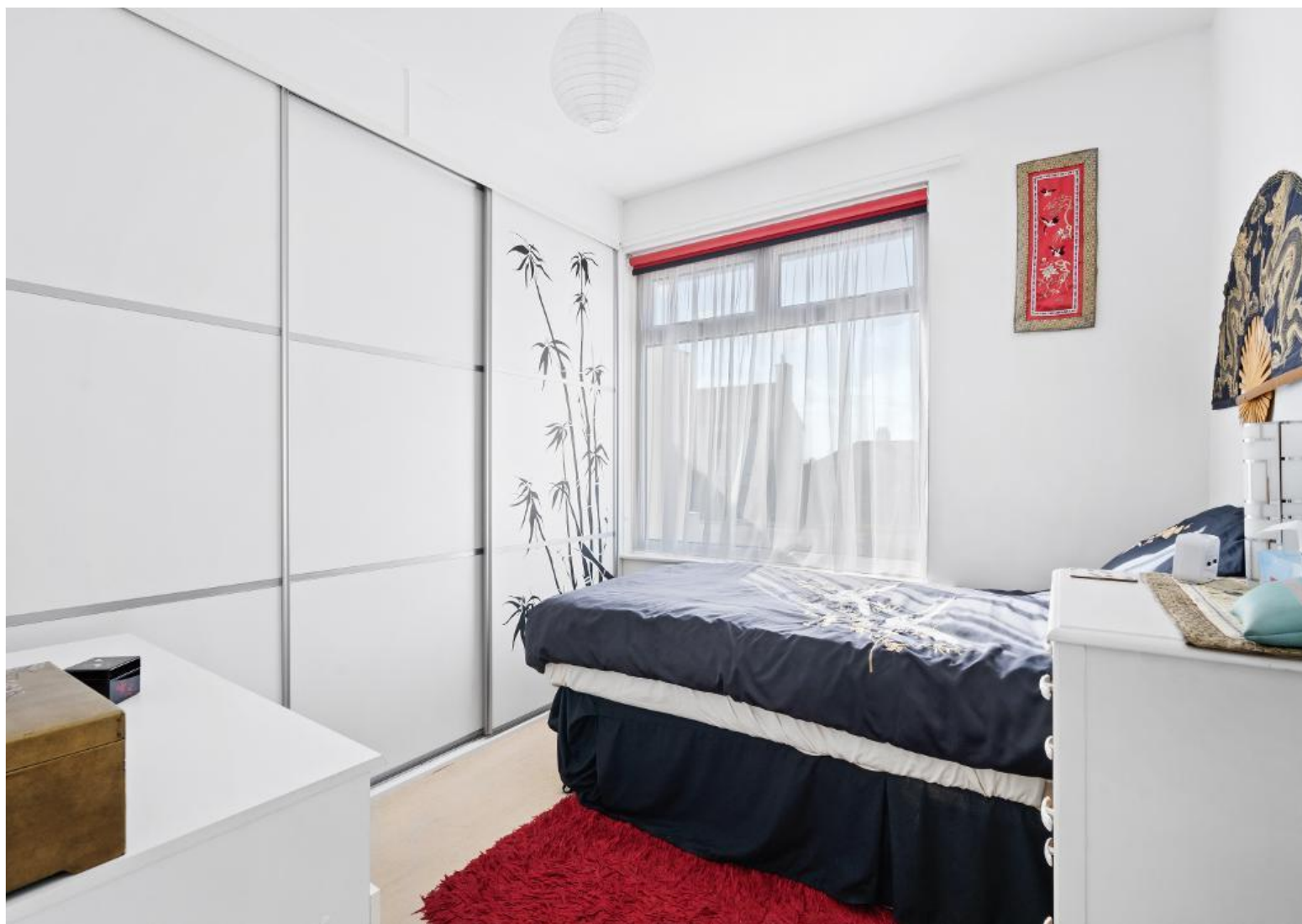
**Garage** - about 16'0 x 8'1 (4.9m x 2.5m) Up and over door. Power and light. Electric and gas meters. Courtesy door opens to the side of the garage.

## 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		
69-80	C		77   C
55-68	D	62   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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