



Newberry Tully



### 3 Station Cottages, Station Road, Berwick, East Sussex, BN26 6SZ

A charming older style end of terrace cottage in a semi rural setting conveniently situated for Berwick railway station which provides commuter services to Hastings, Lewes, Eastbourne, Brighton and London Victoria. The property has been modernised throughout by the current owners.

£425,000 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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GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

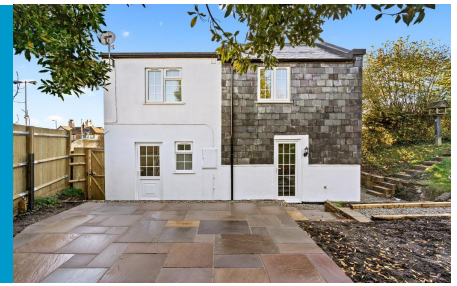
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- End of terrace period cottage
- Three bedrooms
- Master bedroom with ensuite
- Excellent decorative order
- Semi rural location
- Oil fired heating
- Two allocated parking spaces
- No onward chain



## GROUND FLOOR

**Hall** - Stairs to the first floor.

**Cloakroom** - about 5'4 x 2'2 (1.6m x 0.7m) Fitted with a matching white suite and comprising WC and wash basin with vanity cupboard below.

**Kitchen/Dining Room** - about 22'11 x 12'4 reducing to 7'11 in the dining room (7m x 3.8m reducing to 2.4m) Kitchen area fitted with a matching range of units and comprising wall cupboards and wooden worktops with cupboards and drawers below. Inset one and a half bowl ceramic sink with brass tap. Inset electric hob with extractor hood above. Eye level electric double oven. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Breakfast bar. Door opens to the garden.

**Lounge** - about 14'6 x 11'5 (4.4m x 3.5m) Tiled hearth with space for inset electric fire.

## FIRST FLOOR

**Landing** - Access to loft space.

**Bedroom One** - about 15'0 x 9'5 (4.6m x 2.9m) Dual aspect room. Access to loft space.

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

**Bedroom Two** - about 14'6 x 8'0 (4.4m x 2.4m)

**Bedroom Three** - about 8'4 x 7'7 (2.5m x 2.3m)

**Bathroom** - about 11'4 x 5'0 (3.4m x 1.5m) Fitted with a matching white suite. Shower bath with wall mounted shower unit above. Built in cupboard behind the bath. Wash basin with vanity cupboard below. WC. Heated chrome towel rail.

## EXTERIOR

**Outside** - Gardens to the side and rear of the property mainly of lawn with a selection of established planting. Small decorative pond with paving. Raised patio area to the side of the house with path leading up to the parking spaces. There are two allocated parking spaces to the rear of the property with vehicular access via a shared driveway.

## 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		82   B
69-80	C		
55-68	D		
39-54	E	39   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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