



Newberry Tully



1 Hawth Rise, Seaford, East Sussex, BN25 2RN

A detached two bedroom bungalow in a cul-de-sac with views from the back garden towards Bishopstone village. The bungalow is located in a popular residential area about one mile from Seaford town centre and within walking distance to Bishopstone railway station and bus routes between Brighton & Eastbourne.

£375,000 Freehold

Newberry Tully - Independent Estate Agents

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

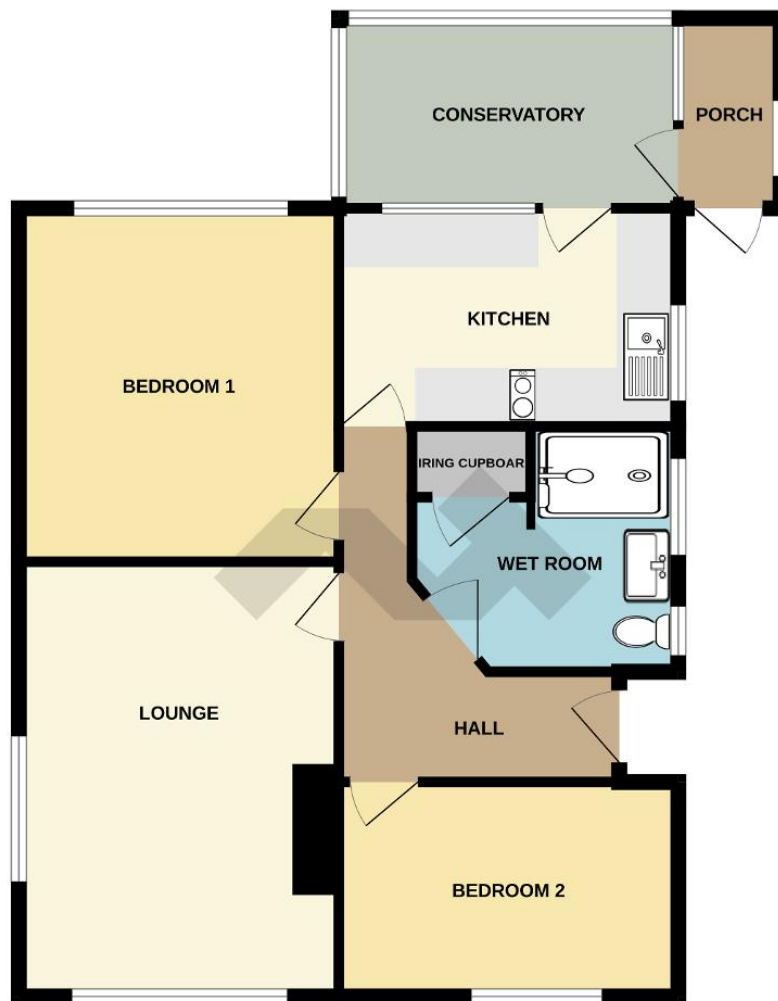
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GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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 bungalow
- Two bedrooms
- Conservatory
- Cul de sac location
- Gas central heating
- Upvc double glazing
- Garage and driveway
- No onward chain



## GROUND FLOOR

**Hall** - Cupboard houses the electric meter. Wall cupboard.

**Lounge** - about 16'0 x 11'9 (4.9m x 3.6m) Dual aspect room. Feature stone fireplace.

**Kitchen** - about 12'5 x 7'5 (3.8m x 2.3m) Dual aspect room. Fitted with a range of matching units comprising wall cupboards and worktop with cupboards and drawers below. Inset two ring electric hob. Eye level electric oven. Inset stainless steel sink and drainer. Space and plumbing for washing machine and slimline dishwasher. Wall mounted Ideal gas boiler. Door opens to the conservatory.

**Conservatory** - about 12'10 x 7'0 (3.9m x 2.1m) Delightful views over the back garden.

**Side Porch** - about 7'7 x 3'9 (2.3m x 1.1m) Space for an appliance. Door opens to the back garden.

**Bedroom One** - about 13'0 x 11'9 (4m x 3.6m) Matching range of built in bedroom furniture. Window to the rear aspect.

**Bedroom Two** - about 12'6 x 7'11 (3.8m x 2.4m) Window to the front aspect.

**Shower Room** - about 9'4 x 8'6 (2.8m x 2.6m) Adapted as a wet room. Shower area with a wall mounted electric Mira shower unit. Wash basin with vanity drawers below. WC. Heated towel rail. Airing cupboard. Access to loft space.

## EXTERIOR

**Outside** - Front garden with area of lawn and planted borders. Paved drive leads to the front door and to the garage. Side gate provides access to the back garden.

Back garden mainly with area of lawn and surrounded by a selection of established planting. Decking to the rear of the property. Timber clad shed. Open views from the back garden over the south downs towards Bishopstone village.

## ADDITIONAL INFORMATION

Council tax band: D





















Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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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