



Newberry Tully



57 Marine Drive, Bishopstone, Seaford, East Sussex, BN25 2RU

An extended, link detached bungalow with panoramic and uninterrupted sea views. The property is in excellent decorative order and features a 200ft southerly aspect back garden.

£475,000 Freehold

Newberry Tully - Independent Estate Agents

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

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GROUND FLOOR
1277 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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- Link detached bungalow
- Four bedrooms
- Bathroom and shower room
- Large south facing back garden
- Sea views
- Would benefit from modernisation
- Gas central heating
- No onward chain



GROUND FLOOR

Porch - about 5'8 x 4'6 (1.7m x 1.4m)

Hall - Two built in cupboards, one housing the gas boiler. Access to loft space.

Lounge - about 17'11 x 10'11 (5.5m x 3.3m) Inset coal effect gas fire. Recess with built in shelving. Patio doors open to the sun room.

Kitchen - about 13'7 x 9'10 (4.1m x 3.0m) Fitted with a range of matching units comprising wall cupboards and worktops with cupboards and drawers below. Space for range style cooker. Inset one and a half bowl sink and drainer. Space and plumbing for dishwasher. Space for fridge.

Sun Room - about 21'10 x 6'9 (6.7m x 2.1m) Patio doors open to the back garden with views towards the sea.

Bedroom One - about 10'11 x 10'4 (3.3m x 3.1m) Built in wardrobes. Window to the front aspect.

Bedroom Two - about 9'11 x 8'10 (3m x 2.7m) Built in pine bedroom furniture. Window to the front aspect.

Bedroom Three - about 9'11 x 7'7 (3m x 2.3m) Window to the side aspect.

Bedroom Four - about 18'5 x 6'11 (5.6m x 2.1m) Accessed via the sun room with window overlooking the back garden.

Bathroom - about 8'0 x 5'0 (2.4m x 1.5m) Fitted with a matching white suite comprising pedestal wash basin and panelled bath with shower attachment off the mixer tap. Airing cupboard. Heated towel rail.

Separate WC - Fitted with a white low level WC.

Shower Room - about 6'10 x 4'5 (2.1m x 1.3m) Fitted with a matching white suite comprising shower cubicle, pedestal wash basin and WC.

Utility Room - about 10'0 x 5'3 (3m x 1.6m) Doors provide access to the front and rear of the property. Space and plumbing for washing machine and space for tumble dryer.

EXTERIOR

Garage - about 17'4 x 7'10 (5.3m x 2.4m) Double wooden doors open to the driveway. Power and light.

Outside - Block paved driveway leads to the garage and front door. Remainder of front garden with area of shingle and a selection of planting.

Southerly aspect back garden which is approx 200ft long and has panoramic sea views towards Newhaven Harbour. Back garden mainly laid to lawn with planted borders and a selection of established shrubs. Patio area immediately behind the property.

ADDITIONAL INFORMATION

Council tax band: E











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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