



Newberry Tully



2 Richmond Mews, Seaford, East Sussex, BN25 1EY

A three bedroom mid terrace townhouse tucked away in the heart of Seaford town centre within close walking distance to all town centre amenities and the seafront.

Offers in Excess of £350,000 Freehold

Newberry Tully - Independent Estate Agents

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

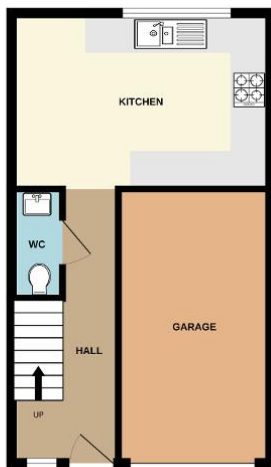
Get in touch: 01323 490001 | info@newberrytully.co.uk | newberrytully.co.uk



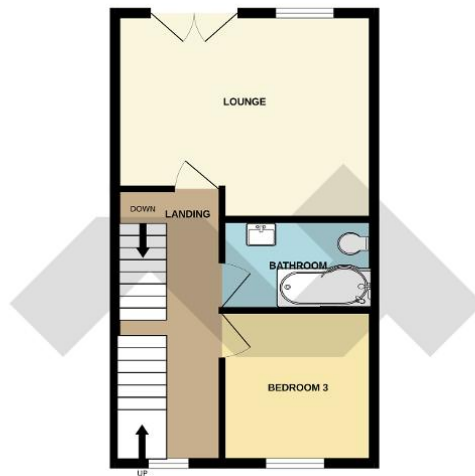
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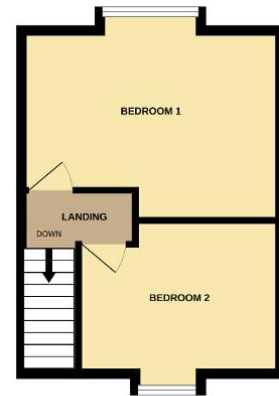
GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.2 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1055 sq.ft. (98.0 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 errors, 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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- Mid terrace town house
- Three bedrooms
- Garage
- Good decorative order
- Gas central heating
- Town centre location
- Upvc double glazing
- No onward chain



GROUND FLOOR

Hall - Stairs to the first floor. Under stairs storage space.

Cloakroom - Fitted with a matching white suite comprising wash basin with vanity cupboard below and WC. Heated chrome towel rail.

Kitchen - about 14'9 x 10'0 (4.5m x 3.0m) Fitted with a matching range of units and comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor hood above. Eye level electric double oven. Inset one and a half bowl stainless steel sink and drainer. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wall mounted Alpha gas boiler.

FIRST FLOOR

Landing - Stairs to the second floor.

Lounge - about 14'9 x 11'9 x reducing to 10'2 (4.5m x 3.6m x 3.1m) French doors open to a Juliet balcony. View over the Salts recreation park and towards the sea.

Bathroom - about 8'3 x 5'2 (2.5m x 1.6m) Fitted with a matching white suite. Panelled shower bath with fixed glass shower screen and Triton electric shower unit. Wash basin with vanity cupboard below. WC. Extractor fan.

Bedroom Three - about 8'6 x 8'3 (2.6m x 2.5m) Window to the front aspect.

SECOND FLOOR

Landing -

Bedroom One - about 14'9 x 10'11 x reducing to 8'11 (4.5m x 3.3m x 2.7m) Window to the rear aspect with views over the Salts recreation park towards the sea.

Bedroom Two - about 11'6 x 8'9 x reducing to 7'2 (3.5m x 2.7m x 2.2m) Window to the front aspect.

EXTERIOR

Garage - about 15'6 x 8'2 (4.7m x 2.5m) Up and over door. Power and light.

ADDITIONAL INFORMATION

Council tax band: C











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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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