



Newberry Tully



46 Chichester Road, Seaford, East Sussex, BN25 2DL

A three bedroom end of terrace period house in good decorative order and with a useful basement room and southerly aspect rear garden. The house is within walking distance to all town centre amenities and also close to a local primary school.

£385,000 Freehold

Newberry Tully - Independent Estate Agents

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

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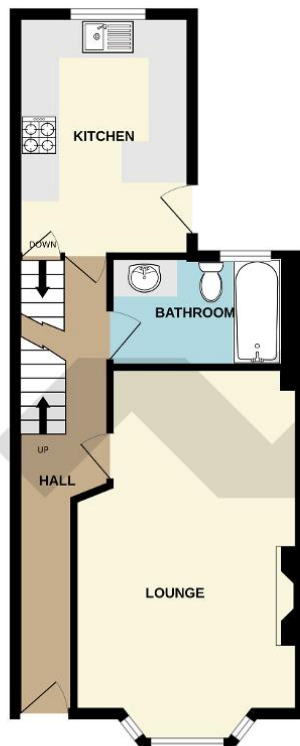
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BASEMENT
128 sq.ft. (11.9 sq.m.) approx.

GROUND FLOOR
464 sq.ft. (42.7 sq.m.) approx.

1ST FLOOR
462 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1054 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 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 house
- Three bedrooms
- Basement room
- Good decorative order
- Bathroom and separate WC
- Upvc double glazing
- Walking distance to Seaford town centre
- Gas central heating



GROUND FLOOR

Hall - Stairs to the first floor.

Lounge - about 18'0 x 11'9 (5.5m x 3.6m) Bay window with upvc double glazed sash windows to the front aspect. Feature fireplace. Decorative coving and ceiling roses.

Bathroom - about 8'10 x 5'7 (2.7m x 1.7m) Fitted with a matching white suite and comprising panelled bath with shower above and fixed glass screen. Wash basin with cupboard below and WC.

Kitchen - about 12'7 x 9'2 (3.8m x 2.8m) Fitted with a matching range of units and comprising wall cupboards and worktops with cupboards and drawers below. Space for range style cooker with extractor hood above. Inset stainless steel sink and drainer. Integrated dishwasher, fridge freezer and washing machine. Concealed, wall mounted gas combi boiler. Steps lead down to the basement room. Door opens to the back garden.

FIRST FLOOR

Landing - Access to loft space.

Bedroom One - about 14'3 x 11'8 (4.3m x 3.6m) Built in wardrobes either side of the chimney breast. Feature cast iron fireplace. Two upvc sash windows to the front aspect.

Bedroom Two - about 11'9 x 9'10 (3.6m x 3m) Built in wardrobe. Feature cast iron fireplace. Window to the rear aspect.

Bedroom Three - about 9'6 x 9'2 (2.9m x 2.8m) Window to the rear aspect.

Separate WC - about 3'9 x 2'7 (1.1m x 0.8m) Fitted with a white WC.

BASEMENT

Basement Room - about 11'11 x 8'2 (3.6m x 2.5m) Useful room with frosted window to the rear aspect.

EXTERIOR

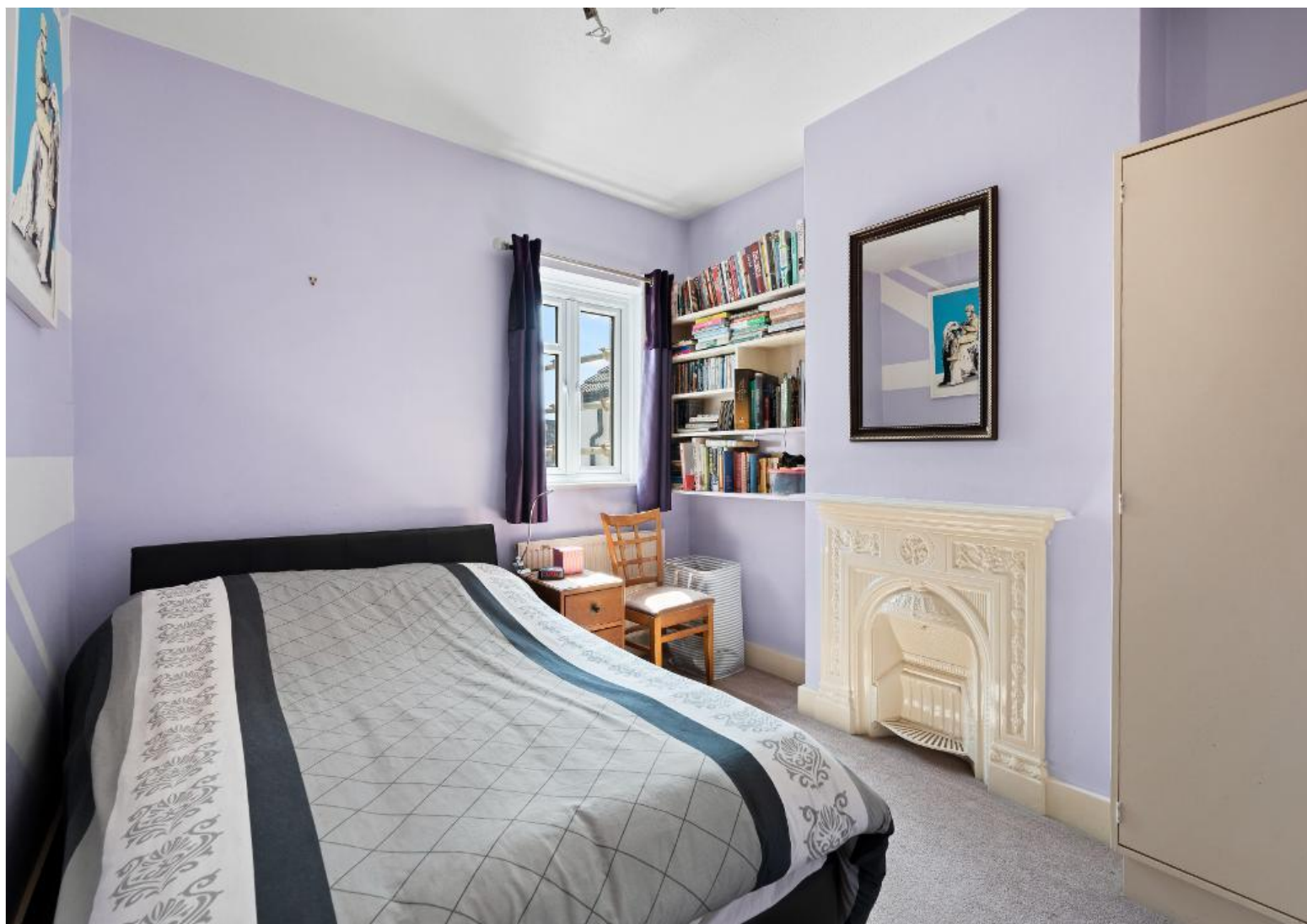
Outside - Front paved area with path leading to the front door. Shared side access with gate to the back garden. Back garden mainly paved and with a planted border. Side steps lead up to the kitchen door.

ADDITIONAL INFORMATION

Council tax band: C











Stephen Newberry



Newberry Tully



Andrew Tully



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | 52 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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