



Newberry Tully



16 Chesterton Avenue, Seaford, East Sussex, BN25 3RL

A three bedroom detached bungalow with generous accommodation situated in a sought after location about a mile to the East of Seaford town centre and within walking distance of buses between Brighton and Eastbourne. The property requires full modernisation.

£425,000 Freehold

Newberry Tully - Independent Estate Agents

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

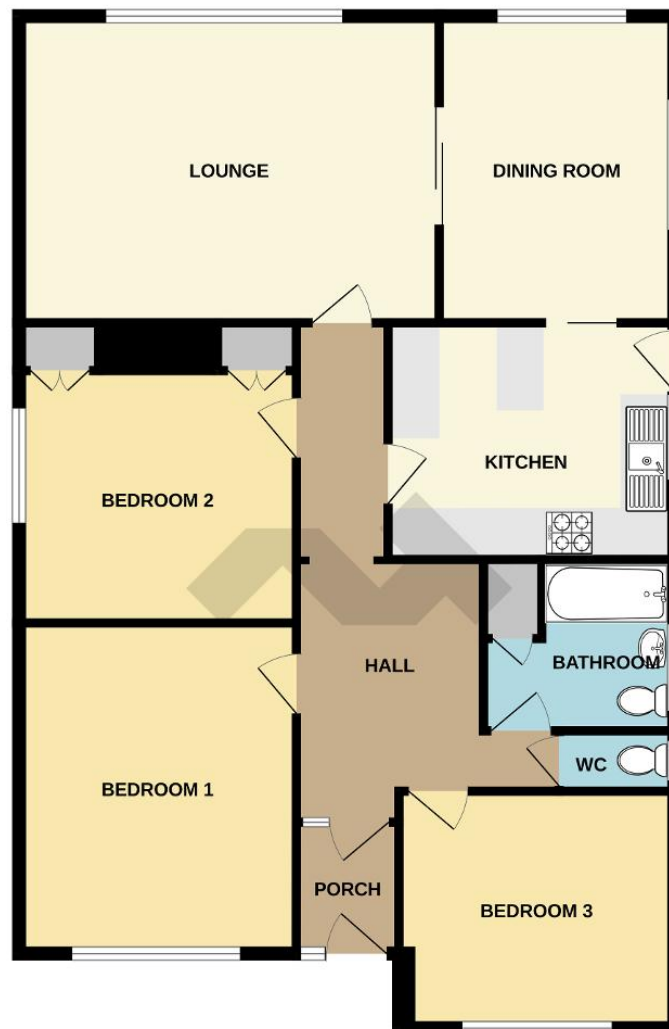
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GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.1 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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- Detached bungalow
- Three bedrooms
- In need of modernisation
- Garage and driveway
- Southerly aspect rear garden
- Lounge and separate dining room
- Gas central heating
- Sought after location



GROUND FLOOR

Hall - Entrance porch with further door opening to the spacious hall. Access to loft space.

Lounge - about 17'11 x 12'11 (5.5m x 3.9m) Feature fireplace with inset gas fire. Window overlooks the back garden.

Dining Room - about 12'11 x 9'11 (3.9m x 3m) Dual aspect room with windows to the side and rear elevation. Sliding glazed doors open to the lounge.

Kitchen - about 11'11 x 9'11 (3.6m x 3m) Fitted with a matching range of units comprising wall cupboards and worktops with cupboards and drawers below. Inset gas hob with extractor hood above. Eye level electric double oven. Inset stainless steel sink and double drainer. Space for fridge freezer. Space and plumbing for washing machine. Floor mounted Glow Worm gas boiler. Door opens to the side of the property.

Bedroom One - about 13'11 x 11'8 (4.2m x 3.6m) Window to the front aspect.

Bedroom Two - about 11'8 x 10'7 (3.6m x 3.2m) Two built in wardrobes. Window to the side aspect.

Bedroom Three - about 11'5 x 9'11 (3.5m x 3m) Fitted wardrobe. Window to the front aspect.

Bathroom - about 8'0 x 6'11 (2.4m x 2.1m) Fitted with a matching pink suite comprising panelled bath with shower unit above, pedestal wash basin and WC. Heated towel rail. Airing cupboard.

Separate WC - about 4'7 x 2'4 (1.4m x 0.7m) Fitted with a pink WC.

EXTERIOR

Outside - Front garden with areas of paving and well stocked with a variety of established planting. Path leads to the front door and driveway leads to the garage. Side gate provides access to the back garden. Southerly aspect back garden has been cleared and has established hedging on both sides.

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		75 C
55-68	D		
39-54	E	49 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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