



Newberry Tully



10 The Steyne, Steyne Road, Seaford, East Sussex, BN25 1HY

A second floor two bedroom flat in this purpose built block which is within close walking distance of Seaford town centre and the beach. The property would benefit from modernisation and has a southerly aspect balcony.

£215,000 Share of 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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SECOND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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- Second floor flat
- Two bedrooms
- Balcony
- Central location
- In need of modernisation
- Share of freehold
- Upvc double glazing
- No onward chain



GROUND FLOOR

Communal Entrance Hall - Secure entry phone system. Stairs to upper floors.

SECOND FLOOR

Communal Landing - Door to Flat 10.

Hall - Built in storage cupboard. Built in cupboard houses the warm air heating system and water tank.

Lounge - about 16'9 x 12'0 (5.11m x 3.66m) Door opens to the south facing balcony.

Kitchen - about 9'8 x 8'11 (2.95m x 2.72m) Fitted with a range of matching white units comprising wall cupboards and worktops with cupboards and drawers below. Space for cooker. Inset stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge.

Bedroom One - about 12'9 x 11'8 exc door recess (3.89m x 3.56m) Southerly aspect room. Built in wardrobes.

Bedroom Two - about 11'2 x 8'11 (3.40m x 2.72m) Built in wardrobe.

Bathroom - about 7'3 x 6'3 (2.21m x 1.91m) Fitted with a matching white suite and comprising panelled bath with shower head above, pedestal wash basin and WC. Heated towel rail.

EXTERIOR

Outside - Communal front gardens mainly with areas of lawn. Path leads to the main front door. Communal driveway to the rear of the building with residents parking. Communal grass area.

ADDITIONAL INFORMATION

Council tax band: B

Service charge: £1,010.26 - For the period 29th March 2025 - 28th September 2025.











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 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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