



Newberry Tully



46 Upper Belgrave Road, Seaford, East Sussex, BN25 3AY

A two bedroom detached bungalow on a corner plot in this popular residential location. The bungalow has been redecorated throughout and has a new kitchen and bathroom and is conveniently situated with local buses passing immediately outside the property. The property has a large loft space which has potential to convert, subject to necessary planning consent.

£450,000 Freehold

Newberry Tully - Independent Estate Agents

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GROUND FLOOR
984 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 984 sq.ft. (91.4 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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- Detached bungalow
- Two bedrooms
- New kitchen and bathroom
- Good decorative order
- Garage and driveway
- Close to bus routes
- Loft space with potential
- No onward chain



GROUND FLOOR

Hall - Spacious entrance hall. Access to loft space. There is a significant loft space which has potential for development subject to planning consent.

Lounge - about 18'1 x 12'8 (5.5m x 3.9m) Feature tiled fire surround with inset gas fire. Corner cupboard houses the hot water cylinder. Patio doors open to the back garden. Open to the dining room.

Dining Room - about 10'2 x 10'1 (3.1m x 3.1m) Patio doors open to the lean to.

Kitchen - about 12'8 x 10'6 (3.9m x 3.2m) Newly fitted with a range of white units comprising wall cupboards and worktops with cupboards and drawers below. Inset stainless steel sink and drainer. Inset electric hob with extractor hood above. Eye level electric oven and microwave combi grill. Space and plumbing for washing machine, tumble dryer and slimline dishwasher. Space for fridge freezer. Wall mounted, concealed Alpha gas boiler. Concealed electric meter and fuseboard. Door opens to the rear of the property.

Bedroom One - about 15'5 x 10'2 (4.7m x 3.1m) Window to the side aspect.

Ensuite WC - Fitted with a matching coloured suite comprising pedestal wash basin and WC.

Bedroom Two - about 11'10 x 10'2 (3.6m x 3.1m) Fitted wardrobes. Window to the side aspect.

Bathroom - Fitted with a new, matching white suite and comprising panelled bath with Triton shower unit above, wash basin with vanity cupboard below and wall mirror cupboard above, WC.

EXTERIOR

Outside - Open area of lawn with planted borders to the front and side of the bungalow. Off road parking space accessed from Lower Drive. Path leads to the front door. Side gate provides access to the back garden. Double wooden gates on Upper Belgrave Road open to a driveway that leads to the garage. Main area of back garden accessed from the side of the property mainly with patios, lawn and a selection of established planting.

ADDITIONAL INFORMATION

Council tax band: D











Stephen Newberry



Newberry Tully



Andrew Tully



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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