



Newberry Tully



43 Homeshore House, Sutton Road, Seaford, East Sussex, BN25 4QQ

A second floor one bedroom retirement flat in good decorative order with southerly views over communal gardens towards Seaford Head. Homeshore House is conveniently located close to bus routes between Brighton & Eastbourne.

£110,000 Leasehold

Newberry Tully - Independent Estate Agents

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

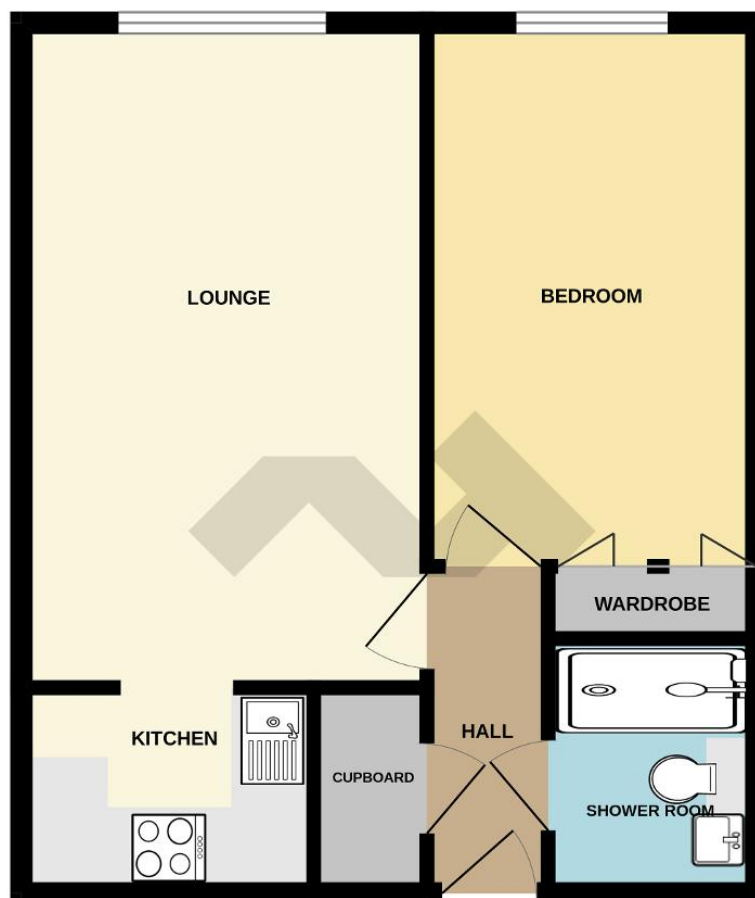
Get in touch: 01323 490001 | [info@newberrytully.co.uk](mailto:info@newberrytully.co.uk) | [newberrytully.co.uk](http://newberrytully.co.uk)



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SECOND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 441 sq.ft. (41.0 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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- Second floor retirement apartment
- One bedroom
- Good decorative order
- Communal facilities
- Upvc double glazing
- Southerly views
- Close to bus routes
- No onward chain



## GROUND FLOOR

**Communal Hall** - Lift and stairs to upper floors. Laundry room. Resident's lounge. House Manager's office.

## SECOND FLOOR

**Communal Landing** - Door to flat 43.

**Hall** - Secure entry phone system. Walk-in storage cupboard housing water tank and electric meter.

**Lounge** - about 17'5 x 10'8 (5.3m x 3.3m) Window with views over the communal gardens towards Seaford Head. Feature fireplace with inset electric fire.

**Kitchen** - about 7'8 x 5'5 (2.3m x 1.7m) Fitted with a range of matching units comprising wall cupboards and worktop with cupboards and drawers below. Inset electric hob with extractor hood above. Inset ceramic sink and drainer. Space for fridge freezer.

**Bedroom** - about 14'2 x 8'8 (4.3m x 2.6m) Window with views over the communal gardens towards Seaford Head. Built in wardrobe.

**Shower Room** - about 6'9 x 5'6 (2.1m x 1.7m) Fitted with a matching white suite and comprising walk in shower with wall mounted electric Mira shower unit. Wash basin with vanity cupboard below. WC. Heated chrome towel rail.

## EXTERIOR

**Outside** - Delightful communal gardens to the rear with a patio seating area which is accessed from the communal lounge.

There is residents parking to the front of the building.

## ADDITIONAL INFORMATION

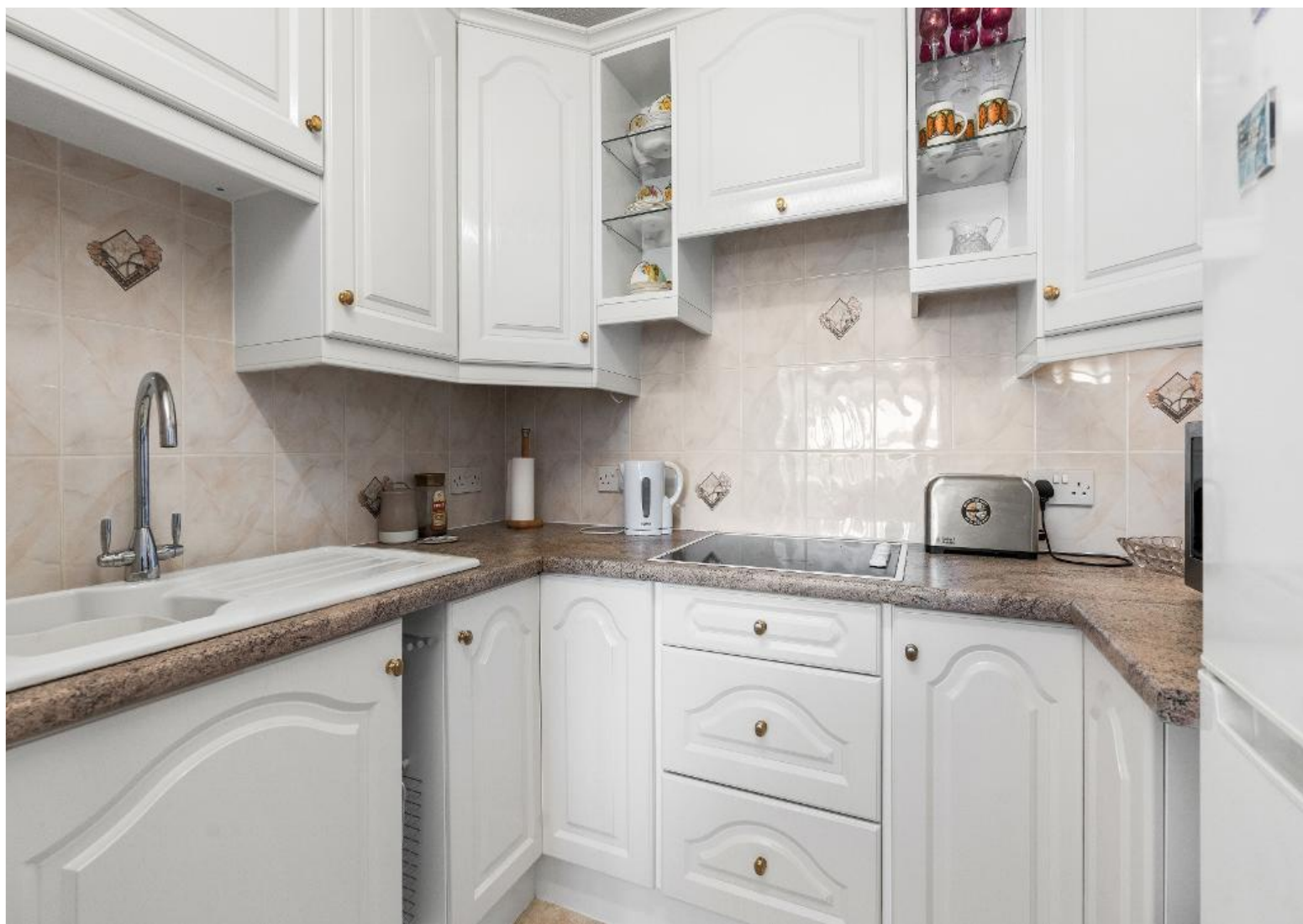
Council tax band: B

Maintenance Charge - For the 6 month period ending 29th February 2024: £1,433.47

Ground Rent - For the 6 month period ending 29th February 2024: £219.93

Lease: 99 years from 1 September 1984











Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 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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