



Newberry Tully



Ruddocks Rest, Station Road, Berwick, East Sussex, BN26 6SZ

A newly converted two bedroom house in this sought after semi rural setting and conveniently situated for Berwick railway station which provides commuter services to Hastings, Lewes, Eastbourne, Brighton and London Victoria. The property has been finished off to a high standard throughout and has a beautifully landscaped garden.

£475,000 Freehold

Newberry Tully - Independent Estate Agents

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

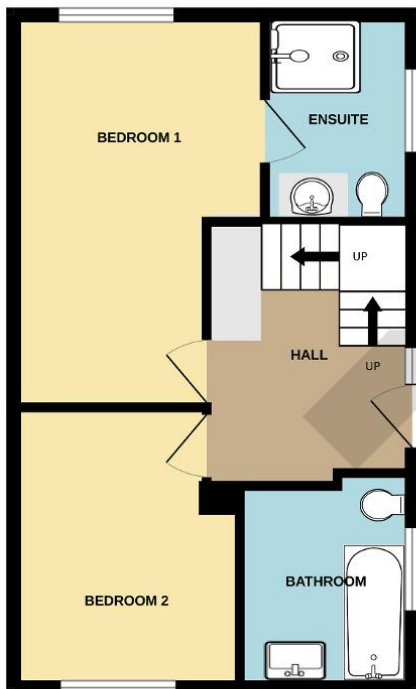
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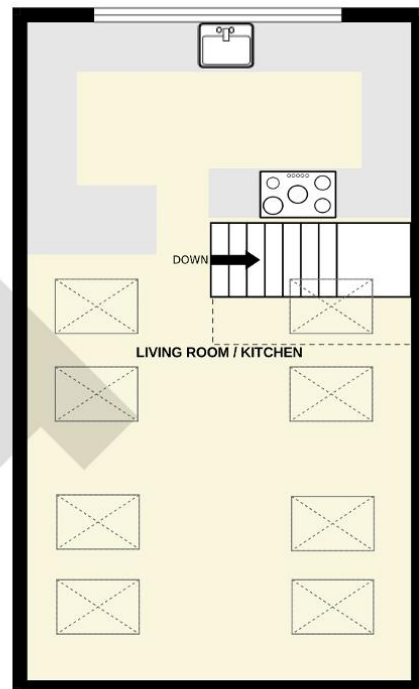
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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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- Newly built two bedroom house
- Tucked away in a quiet location
- Generous landscaped garden
- Master bedroom with en-suite
- Beautifully designed to a high standard
- Close to breathtaking Sussex downs walks
- 10 year new build structural warranty
- Solar PV panels



GROUND FLOOR

Hall - Built in under stairs cupboard. Worktop with integrated washer/dryer below. Herringbone parquet flooring. Stairs to the first floor.

Bedroom One - about 18'7 x 10'0 (5.66m x 3.05m) narrowing to 7'8 (2.34m) Window to the rear aspect.

Ensuite Shower Room - Fitted with a modern white suite comprising circular wash basin with vanity drawers below and steam-free illuminated mirror above. Low level WC with dual flush. Shower tray with dual head shower unit. Heated towel rail. Low level recessed lighting with sensor activation. Under floor heating.

Bedroom Two - about 11'2 x 9'0 (3.40m x 2.74m) Window to the front aspect.

Bathroom - about 8'0 x 6'6 (2.44m x 1.98m) Fitted with a matching modern suite and comprising panelled bath with dual head shower unit over. Wash basin with vanity unit below and steam-free illuminated mirror above. Low level WC with dual flush. Heated towel rail. Low level recessed lighting with sensor activation. Under floor heating.

FIRST FLOOR

Open plan Living Room / Kitchen - Total floor space about 30'3 x 16'3 (9.22m x 4.95m) Living room area with herringbone parquet wooden flooring. Velux windows.

Kitchen fitted with a range of matching base level units and with quartz worktops above. Inset electric induction hob with integrated extractor unit. Built in electric oven. Inset stainless steel sink with single lever pull out spray tap. Integrated fridge, freezer and dishwasher. Cupboard with integrated bin. Recessed mood lighting. Bi-fold 3 metre wide opening window with view over the back garden.

EXTERIOR

Outside - Shared driveway leads to the parking area which is shared with 3 Station Cottages. Ruddocks Rest has an allocated parking space with an electric car charging point. Timber gate opens to the side of the property and path leads down the side of the house to the front door and continues to the back garden. The back garden has steps up to two paved terraces and a sizeable lawn area beyond with well established planting. To the rear of the lawn is a large wooded area.

ADDITIONAL INFORMATION

The property has solar panels with solar specific electric heating.

The property comes with a Professional Consultants Certificate.











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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