



Newberry Tully



28 Queensway, Seaford, East Sussex, BN25 3EQ

A well presented two bedroom semi detached house in this popular residential area close to local primary school, bus routes and backing onto open countryside. The house is in excellent decorative order throughout with smart heating system and smart Hue lighting.

£350,000 Freehold

Newberry Tully - Independent Estate Agents

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

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GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 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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- Semi detached house
- Two double bedrooms
- Excellent decorative order
- Backs onto open countryside
- Off road parking for two vehicles
- Storage areas and utility room
- Downstairs WC
- Landscaped back garden



## GROUND FLOOR

**Porch** - New front door (fitted 2024) opens to the entrance porch and further door opens to the lounge. The two windows in the porch were also fitted in 2024.

**Lounge** - about 17'5 x 12'11 (5.3m x 3.9m) Stairs to the first floor. Window to the front aspect.

**Cloakroom** - Fitted with a matching white wash basin with vanity cupboard below and WC.

**Kitchen** - about 12'11 x 9'0 (3.9m x 2.7m) Fitted with a range of matching modern white units and comprising wall cupboards and worktops with cupboards and drawers below. Inset induction hob with extractor hood above. Eye level double electric oven and microwave combi grill. Integrated fridge freezer and dishwasher. Integrated under counter fridge. Inset one and a half bowl sink and drainer, under the sink is a mains water filtration system. Concealed, wall mounted gas combination boiler.

**Conservatory / Dining Room** - about 12'6 x 10'4 (3.8m x 3.1m) Door opens to the back garden.

## FIRST FLOOR

**Landing** - Access to loft space with pull down loft ladder. The loft is fully insulated and boarded.

**Bedroom One** - about 12'11 x 9'5 (3.9m x 2.9m) Window to the front aspect with southerly views.

**Bedroom Two** - about 12'11 x 9'0 (3.9m x 2.7m) Built in storage cupboard. Window to the rear aspect with views over the back garden towards open countryside.

**Bathroom** - about 8'6 x 4'6 (2.6m x 1.4m) Fitted with a matching, modern white suite and comprising L shaped panelled bath with shower above and hinged glass shower screen, wash basin with vanity cupboard below and WC. Heated chrome towel rail.

## EXTERIOR

**Storage Areas** - about 9'3 x 6'5 (9.3m x 2.0m) and 10'6 x 7'5 (3.2m x 2.3m). First storage area is accessible via a smart roller garage door opening/closing using a Remootio control unit. Open to the second storage area.

**Utility Room** - about 13'4 x 10'1 (4.1m x 3.1m) Space and plumbing for washing machine. Spaces for tumble dryers. Area of worktop with inset stainless steel one and a half bowl sink and drainer.

**Outside** - Front garden with cement and gravel driveway areas providing off road parking spaces. Some feature planting with raised wooden sleeper retaining wall. Back garden with covered outdoor dining space opening to a level concrete area. Wooden sleepers retain the upper part of the garden and create a space for planting. The upper part of the garden has an area of lawn and an established tree and shrubs.

## ADDITIONAL INFORMATION

Council tax band: C

The property benefits from the following:

Outdoor hot and cold taps, Fibre To The Property (FTTP), Tado smart heating, Philips Hue smart lighting throughout, Motion sensors for automatic lights in porch, kitchen, downstairs toilet and garage, New front windows & frames (lounge & front bedroom) and new bathroom window (2021). Bedroom 2 window glass also renewed.





















Stephen Newberry



Newberry Tully



Andrew Tully



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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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