



37A CHYNGTON AVENUE, SEAFORD, BN25 3SL

£450,000

This detached three bedroom house on Chyngton Avenue is situated approximately 1.4 miles from Seaford town centre, the seafront, and the train station, offering residents convenient access to commuting and various amenities. Ideal for families, the property is located within a fifth of a mile from Chyngton Primary School and Walmer Road playing field, providing a family-friendly environment.

The property has been modernised throughout with the ground floor boasting a lounge with an extension to create a dining room, recently installed kitchen and cloakroom. On the first floor, there are three bedrooms, one with an en-suite shower and the family bathroom.

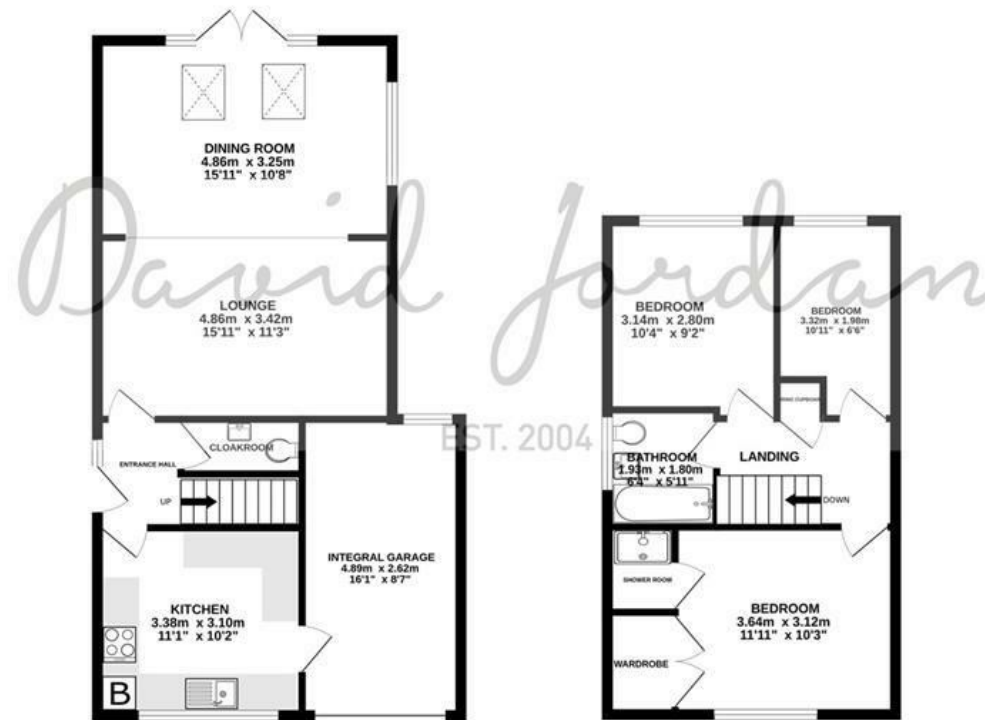
The front provides off road parking and the Westerly aspect rear garden is designed for low maintenance, featuring a dining patio area and lawn. There is also a garage which can be accessed from the kitchen and the front, via up-and-over door.

- THREE BEDROOMS
- DETACHED HOUSE
- EXTENDED LIVING DINING ROOM
- MODERN KITCHEN
- WESTERLY ASPECT REAR GARDEN
- CLOSE TO LOCAL SHOP, PRIMARY SCHOOL AND BUS ROUTE
- EN-SUITE SHOWER TO MAIN BEDROOM
- OFF ROAD PARKING
- GARAGE
- GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING



GROUND FLOOR  
59.7 sq.m. (642 sq.ft.) approx.

1ST FLOOR  
38.7 sq.m. (417 sq.ft.) approx.



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TOTAL FLOOR AREA: 98.4 sq.m. (1059 sq.ft.) 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.  
Made with Metreplan (2024)



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

## DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers 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 within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.



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EST. 2004