



83 UPPER CHYNGTON GARDENS, SEAFORD, BN25 3SB

£400,000

An attractive two bedroom detached bungalow situated in a popular location, within half a mile of delightful country side walks, bus routes, Chyngton Primary School and a local convenience shop with post office. Seaford town centre has a variety of shops, a leisure centre, several parks, promenade and pebbled beach as well as useful transport links including regular bus services to Eastbourne & Brighton and railway station with links to Brighton, Lewes & London Victoria.

The accommodation comprises: porch, entrance hall, sitting room, kitchen, conservatory, wet room, en-suite shower room and two double bedrooms.

The rear garden is secluded and is enclosed by timber fencing and hedges, enjoying paved patio areas and low maintenance artificial lawn with ornamental shrubs beds. Timber summer house and shed. To the front, the block paved driveway provides off road parking for two cars and the front lawn is edged in part with shrub beds.

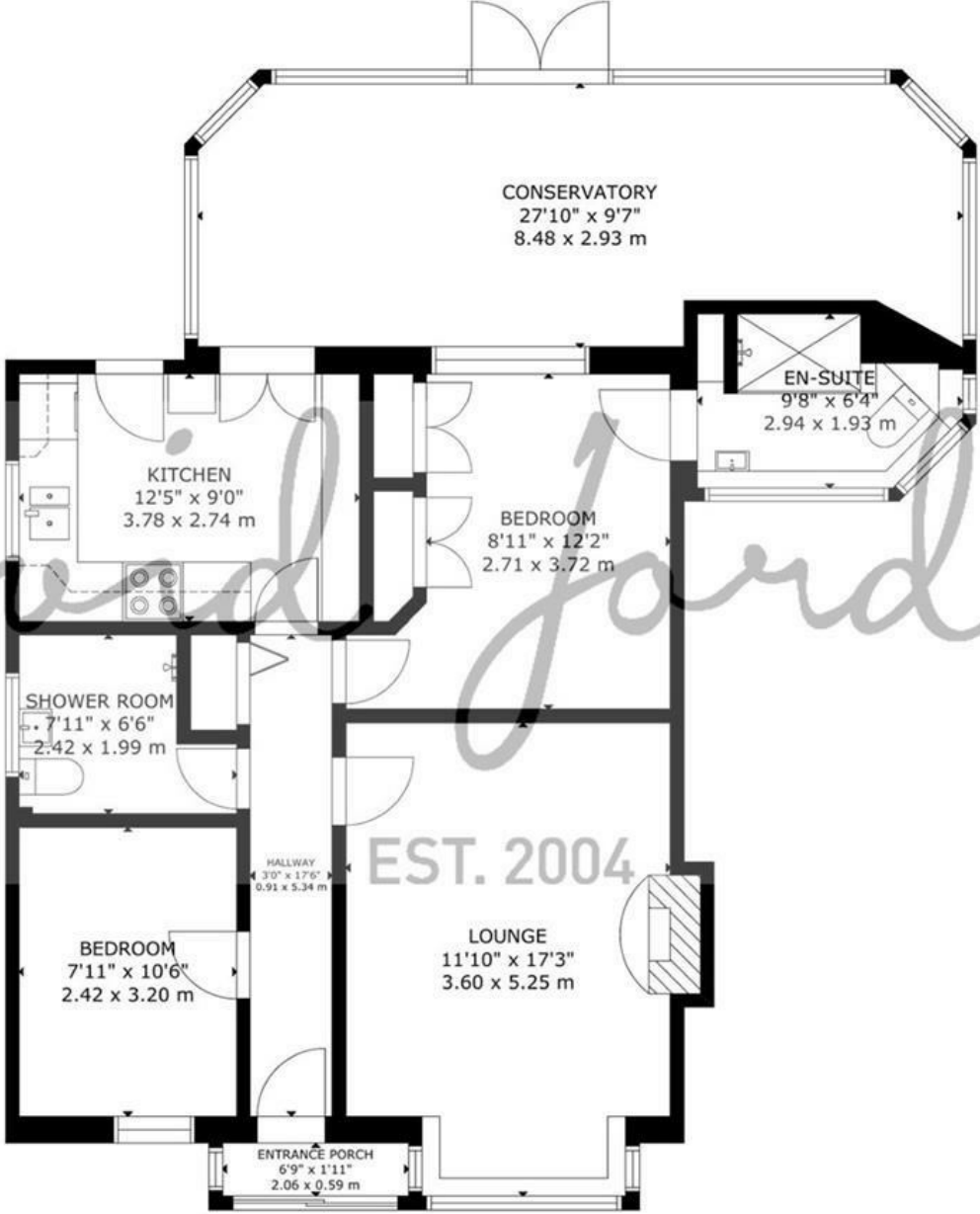
Further benefits include Upvc double glazing, gas fired central heating and solar panels owned by the property.

The property is being sold with no onward chain and vacant possession.

- TWO BEDROOM DETACHED BUNGALOW
- WET ROOM AND EN-SUITE SHOWER ROOM
- SOLAR PANELS, DOUBLE GLAZED AND GAS CENTRAL HEATING
- AIR CONDITION UNITS IN BEDROOM ONE AND CONSERVATORY
- KITCHEN, SITTING ROOM AND CONSERVATORY
- LOW MAINTAINANCE AND SECLUDED REAR GARDEN
- VACANT POSSESSION AND NO ONWARD CHAIN
- OFF ROAD PARKING
- LOCATED APPROXIMATLEY A MILE AND A HALF FROM SEAFORD TOWN CENTRE AND RAILWAY STATION
- WITHIN HALF A MILE OF MILE OF LOCAL SHOP, PARK AND BUS ROUTES



David Jordan



EST. 2004

GROSS INTERNAL AREA
TOTAL: 94 m²/1,017 sq ft
FLOOR 1: 94 m²/1,017 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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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