



33 CHYNGTON AVENUE, SEAFORD, BN25 3SL

£325,000

This two-bedroom semi-detached bungalow 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 of Chyngton Primary School and Walmer Road playing field, providing a family-friendly environment.

The property, which requires modernisation, consists of two bedrooms, a sitting room, a wet room, a separate WC and a kitchen.

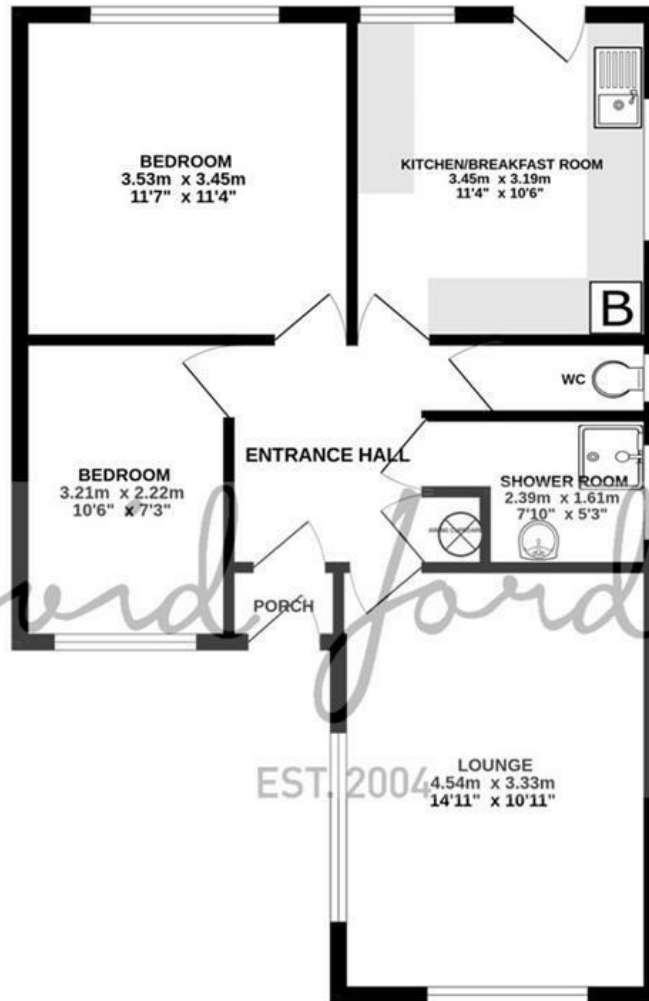
Further benefits include a low-maintenance, westerly-aspect rear garden, gas central heating, a good-sized loft space and off-road parking.

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

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- BEING SOLD WITH NO ONWARD CHAIN AND IMMEDIATE VACANT POSSESSION
- SITUATED APPROXIMATELY 1.4 MILES FROM SEAFORD TOWN CENTRE AND A FIFTH OF A MILE FROM CHYNGTON PRIMARY SCHOOL
- SITTING ROOM WITH HERRINGBONE STYLE WOOD BLOCK FLOORING
- WET ROOM WITH SEPARATE WC
- GAS FIRED CENTRAL HEATING
- WESTERLY ASPECT REAR GARDEN
- OFF ROAD PARKING



GROUND FLOOR  
57.2 sq.m. (616 sq.ft.) approx.



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TOTAL FLOOR AREA : 57.2 sq.m. (616 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.  
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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



## 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