



**2 Bed  
Bungalow - Semi Detached  
located in Upper Chyngton  
Gardens**





**11 Upper Chyngton  
Gardens  
Seaford  
BN25 3SA**



**Asking Price £325,000**

Seaford Properties bring to the market this two-bedroom semi-detached bungalow, being offered with no onward chain. It is located in a popular residential area on a no-through road, within walking distance to a post office/general, bus services into Seaford town and Brighton/Eastbourne. The property benefits from a well-established rear garden, double glazed windows, gas central heating and a garage. The property requires some modernization and an internal viewing is highly recommended. Council Tax Band C

**Entrance Hall**

Front door with glazed inserts. Cupboard housing isolator unit. Laminate wood effect flooring. Radiator. Cupboard housing hot water cylinder tank. Loft access hatch.

**Lounge**

Double glazed window to the front overlooking the front garden. Feature fireplace. TV point. Radiator.

**Shower Room**

Double glazed window to the side. Suite to comprise shower cubicle with electric shower unit. Pedestal wash hand basin. Low level W.C. Radiator. Tiled walls and floor.

**Bedroom Two**

Double glazed window to the front over looking the front garden. Radiator.

**Bedroom One**

Double glazed window to the rear. Built in wardrobe. Radiator.

**Kitchen**

Dual aspect double glazed windows to the side and rear. Door to rear garden. A well appointed kitchen comprising a range of matching wall and base units. Work surfaces with inset single bowl stainless steel sink and drainer unit with mixer tap. Integrated hob with separate eye level oven to the side. Space for upright fridge freezer and washing machine. Further work surface with radiator under and part tiled walls.

**Outside**

**Garden**

To the rear is a well established garden with patio area and remainder laid to lawn. There are a variety of shrubs, bushes, trees and well stocked flower beds. This garden is perfect for green fingered enthusiast who love gardening. To the front there is a blank canvass with paving and pebbled beds.

**Garage**

Shared driveway approach to the garage. Up and over door.











**11 Upper Chyngton Gardens, Seafood, BN25 3SA**





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Approximate Gross Internal Floor Area = 61.31 sq m / 660 sq ft

Garage Area = 19.72 sq m / 212 sq ft

Total Area = 81.04 sq m / 872 sq ft

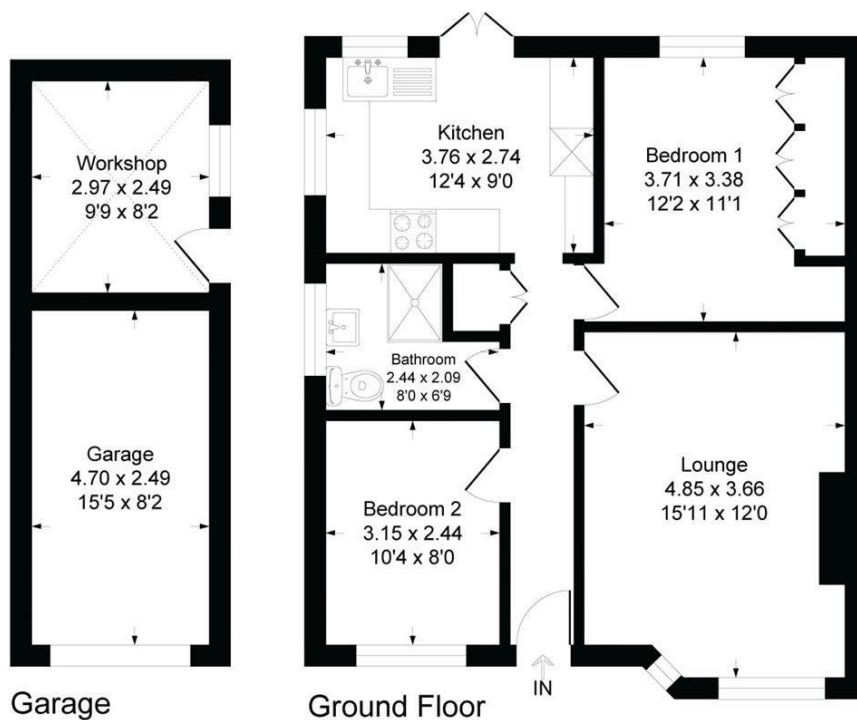
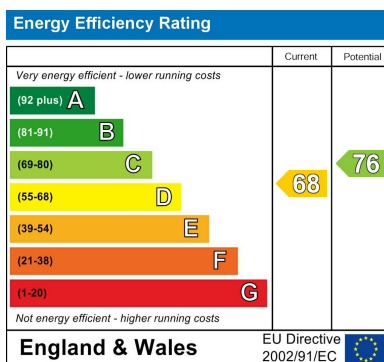


Illustration for identification purposes only, measurements are approximate, not to scale



Version 1

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