



18 Chyngton Avenue, Seaford, East Sussex, BN25 3SN

ROWLAND  
GORRINGE



# 18 Chyngton Avenue Seaford

East Sussex

BN25 3SN

Guide Price

£350,000 - £365,000

A beautifully presented two bedroom semi detached bungalow with off road parking and attractive rear garden.

The property has been refurbished to a high standard by the current owner with internal accommodation comprising; entrance porch, entrance hall, living room with herringbone style parquet flooring and feature fire place. The refitted kitchen (3 years old) has matching wall and base cupboards, integrated appliances and door leading onto the rear garden. The two bedrooms and modern shower room complete the internal accommodation. To the front the garden is laid to lawn with path to the front door and remainder off road parking. The rear garden is attractive being mainly laid to lawn with remainder patio seating area, summer house and two brick build outbuildings with power and lighting.

Local bus stops, shops and a primary school are all close by whilst Seaford town centre with its comprehensive range of shops, railway station with services to London Victoria, bus routes to Eastbourne/Brighton, seafront and promenade lies within approximately two miles.



- Two Bedrooms
- Beautifully Presented
- Off Road Parking
- Attractive Garden
- 2 x Outbuildings
- Semi Detached
- Recently Refurbished
- Bungalow
- Modern Kitchen
- Front & Rear Garden



Entrance Hall

Kitchen/Dining Room 3.48m x 3.15m (11'5" x 10'4")

Living Room 4.60m x 3.33m (15'1" x 10'11")

Bedroom One 3.56m x 3.48m (11'8" x 11'5")

Bedroom Two 3.25m x 2.21m (10'8" x 7'3")

Shower/WC

Shed 3.15m x 1.70m (10'4" x 5'7")

Rear Garden

EPC - D

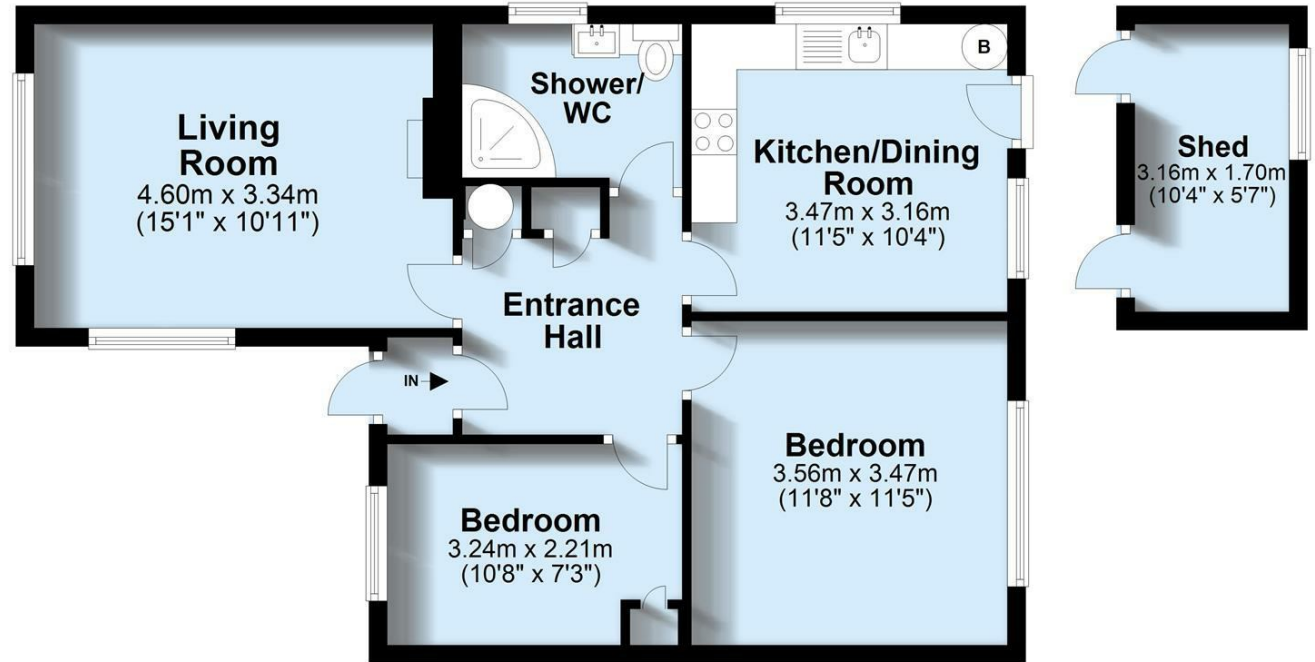
Council Tax Band - C







Approx. 64.8 sq. metres (697.3 sq. feet)



Total area: approx. 64.8 sq. metres (697.3 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.  
Plan produced using PlanUp.

## Rowland Gorrington Estate Agents

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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