



Badgers Dene 5 Chyngton Lane North, Seaford, BN25 3UU

# Badgers Dene

## 5 Chyngton Lane North

### Seaford

#### BN25 3UU

#### £525,000

A detached extended bungalow, located on a no through lane and being sold with no onward chain.

Superbly presented throughout this detached bungalow was originally 3 bedrooms – now the third bedroom has been converted into an open dining room to the modern kitchen. Across the front of the property is the dual aspect living room with fireplace. Behind the kitchen is a modern shower room with tiled walls and walk-in shower. The rear of the property has been extended to provide both rear bedrooms with an impressive amount of space, vaulted ceilings, feature walls with French doors and views onto the delightful rear garden. An impressive integral garage measuring 40', has power, work bench to the rear, utility area with sink and an electric garage roller door to the front.

Point of note: The loft has been partially converted (no planning) to provide a loft room/hobbies room with power, velux window, fitted desk and shelving. There is also further access to a loft storage.

Outside the private west facing rear garden is delightfully landscaped with 2 small lawn areas, patio area, flint wall boundary to one side, shed, established flower/shrub/ornamental tree borders and rear access into the garage. Whist to the front a block brick drive for several vehicles leads to the property.

Chyngton Lane North is a no through road running alongside South Downs National Park farmlands. With easy access to countryside walks and stunning views over the beautiful Cuckmere Valley. The town centre of Seaford is perhaps 1 ½ miles away with benefits including a wide range of cafes/restaurants, shops, a railway station – with links to Brighton/Lewes/London Victoria and the beach with its uncommercialized promenade. Seaford has numerous recreational pursuits with two golf courses, Yacht/sailing club, sports centre as well as a variety of clubs taking advantage of the countryside and sea surrounding the town.



- Extended Detached Bungalow
- Well Presented Throughout
- Westerly Rear Garden
- Modern Kitchen
- Modern Shower/WC with Walk-in Shower
- Tandem Garage
- 2 Double Bedrooms with Vaulted Ceiling
- No Onward Chain



Entrance Hall

Living Room 6.91m x 3.66m (22'8" x 12')

Dining Area 3.35m x 2.77m (11' x 9'1")

Kitchen 4.04m x 3.02m (13'3" x 9'11")

Inner Hall

Bedroom 1 6.27m x 3.89m max (20'7" x 12'9" max)

Bedroom 2 5.61m x 3.38m (18'5" x 11'1")

Shower/WC

Garage 12.27m x 3.58m (40'3" x 11'9")

Block Brick Drive

Rear Garden

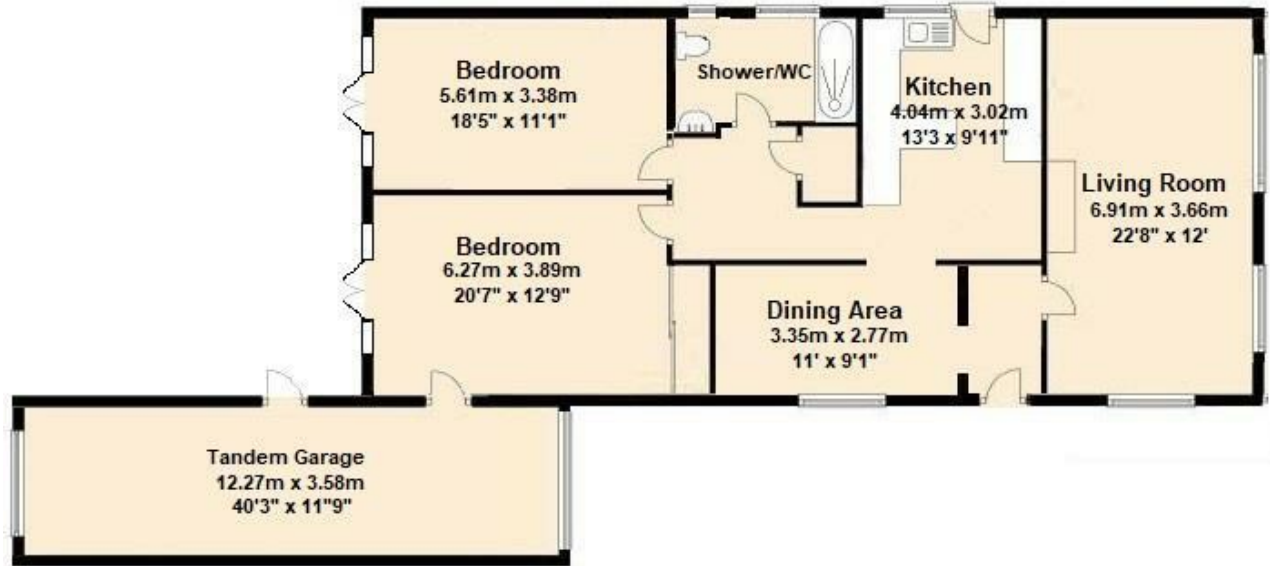
Council Tax Band: D

EPC: C





### Chyngton Lane North



This floor plan is for illustrative purposes only. All measurements are approximate.

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk  
www.rowlandgorrington.co.uk



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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