



73 Upper Chyngton Gardens, Seaford, BN25 3SB

ROWLAND  
GORRINGE



# 73 Upper Chyngton Gardens Seaford

BN25 3SB

Guide Price -  
£375,000-£385,000

A well presented two bedroom detached bungalow in a popular residential area of Seaford, within easy reach of local buses, shops, Chyngton Primary School and countryside.

The accommodation comprises of an entrance porch leading to the hall with an airing cupboard and access to the loft. The loft space has a good head height making it ideal for conversion subject to planning permission. The lounge is situated overlooking the front garden, this room benefits from a chimney which could have a log fire installed. The kitchen is located to the rear with direct access to the garden. Bedroom one overlooks the rear garden and is a good sized double room, bedroom two is located to the front of the bungalow. The bathroom is fitted with a white suite with over bath electric shower. All rooms are accessed from the hall.

The rear garden is a generous size with established shrubs and planting as well as lawn and patio areas. It is not overlooked and provides a quiet and tranquil setting. This can be accessed from the side where there is a useful outside tap.

To the front there is off road parking leading to the garage with a newly installed up and over door. There is rear door entry from the garden and includes workbench, shelving and power.

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.



- Popular Location
- Well Presented
- Generous Rear Garden
- Off Road Parking
- 9 Year Boiler Guarantee Remaining
- Two Bedrooms
- Detached Bungalow
- Garage
- Electrical Certificate EICR
- No Ongoing Chain





Entrance Hall	
Living Room	4.29m x 3.05m (14'1" x 10')
Kitchen	3.76m x 2.62m (12'4" x 8'7")
Bedroom One	3.71m x 3.33m (12'2" x 10'11")
Bedroom Two	3.10m x 2.39m (10'2" x 7'10")
Bathroom	
Off Road Parking	
Garage	6.10m x 2.59m (20' x 8'6")
Rear Garden	
Council Tax: C	
EPC: D	





## 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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