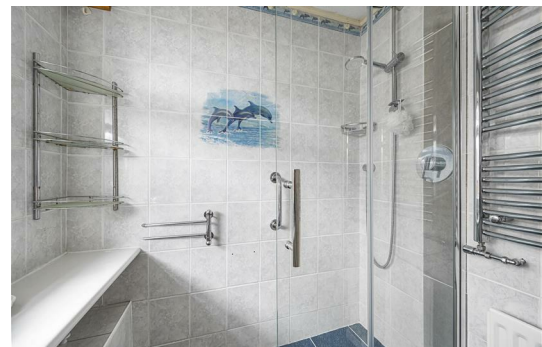




**2 Bed
Bungalow - Detached
located in Upper Chyngton
Gardens**



16 Upper Chyngton Gardens Seaford BN25 3SA



Asking Price £350,000

Situated in Upper Chyngton Gardens, this charming detached bungalow presents an excellent opportunity for those seeking comfortable level living in the desirable Chyngton area of Seaford. The property features two double bedrooms, a welcoming living room, a good-sized kitchen and a bathroom, making it an ideal choice for couples, small families or those looking to downsize.

A particular highlight is the delightful private rear garden, providing a pleasant outdoor space in which to relax and enjoy the peace and quiet. The bungalow also benefits from convenient driveway parking and an oversized single garage, offering excellent storage space or potential for use as a workshop.

Further benefits include double glazing and gas central heating, while the property's position on a no-through road provides a peaceful residential setting. Despite its tranquil location, local amenities are within easy reach, with Seaford town centre, the railway station and the beach all approximately 1.5 miles away.

Offered with vacant possession, this property represents an exciting opportunity for buyers looking for a home they can make their own. Whether you are seeking to downsize, invest or purchase your first home, this detached bungalow combines comfortable living, useful outside space and a desirable location, while offering scope for updating and enhancement.

Approached via a no-through road, the property is set behind a low-maintenance walled front garden, featuring paved areas and well-stocked flower beds with a variety of established shrubs and bushes. A driveway provides access to the oversized single garage with electric up and over door, which benefits from a personal side door in addition to the main up-and-over garage door. The property further benefits from a security alarm.

The front door opens into a welcoming entrance hall, with doors leading to all principal rooms. The lounge enjoys a pleasant outlook over the front garden, while the good-sized kitchen is fitted with a range of wall and base units, work surfaces and an inset sink. There is a integrated cooker with separate oven, space for washing machine, dish washer and under counter fridge. Dual aspect double glazed windows overlooking the side and the rear garden. A door provides direct access outside. There are two double bedrooms. Bedroom one enjoys a pleasant outlook over the attractive rear garden and benefits from wall to wall fitted wardrobes, while bedroom two is positioned at the front of the property.

The bathroom comprises a walk-in shower, wash basin inset vanity unit and WC, complemented by tiled walls and a side-facing window.

A particular highlight of the property is the attractive rear garden, which is predominantly laid to a level lawn and enhanced by well-stocked flower borders and patio areas. The garden is enclosed by fencing, creating a pleasant and private outdoor space.

The bungalow is conveniently positioned for local amenities, with a regular bus service available on Chyngton Gardens and a Post Office and recreation area located on nearby Walmer Road. Seaford town centre, railway station and the beach are all within approximately 1.5 miles, making this an appealing home for those seeking a peaceful residential setting with convenient access to local facilities and the coast. Council Tax Band C | EPC Rating C

Disclaimer

• Money Laundering Regulations 2017

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation once an offer has been accepted. We kindly request your cooperation to avoid any unnecessary delays in the sales process.

• Property Information

Whilst every effort has been made to ensure the accuracy and reliability of these sales particulars, they are intended only as a general guide to the property. If there is any aspect which is of particular importance to you, please contact our office and we will be happy to verify the information.

• Prospective purchasers should confirm the availability of the property and arrange an appointment to view before travelling. Items shown within photographs are not included in the sale unless specifically referred to within the particulars, although some items may be available by separate negotiation.

• Measurements

All room measurements and floor areas are approximate and provided for guidance purposes only. Buyers are advised to check all dimensions carefully before ordering carpets, furnishings, or fitted furniture.

• Services and Tenure

We have not tested any apparatus, equipment, fixtures, fittings, or services and therefore cannot confirm that they are in working order



or fit for purpose. Buyers are advised to obtain confirmation from their solicitor or surveyor.

- Any reference to tenure or lease information is based on details supplied by the seller. We have not inspected the title documentation and purchasers should seek verification from their solicitor.
- These particulars are issued in good faith but do not constitute representations of fact and should not be relied upon as statements of representation or form part of any contract or offer.







16 Upper Chyngton Gardens, Seaford, BN25 3SA

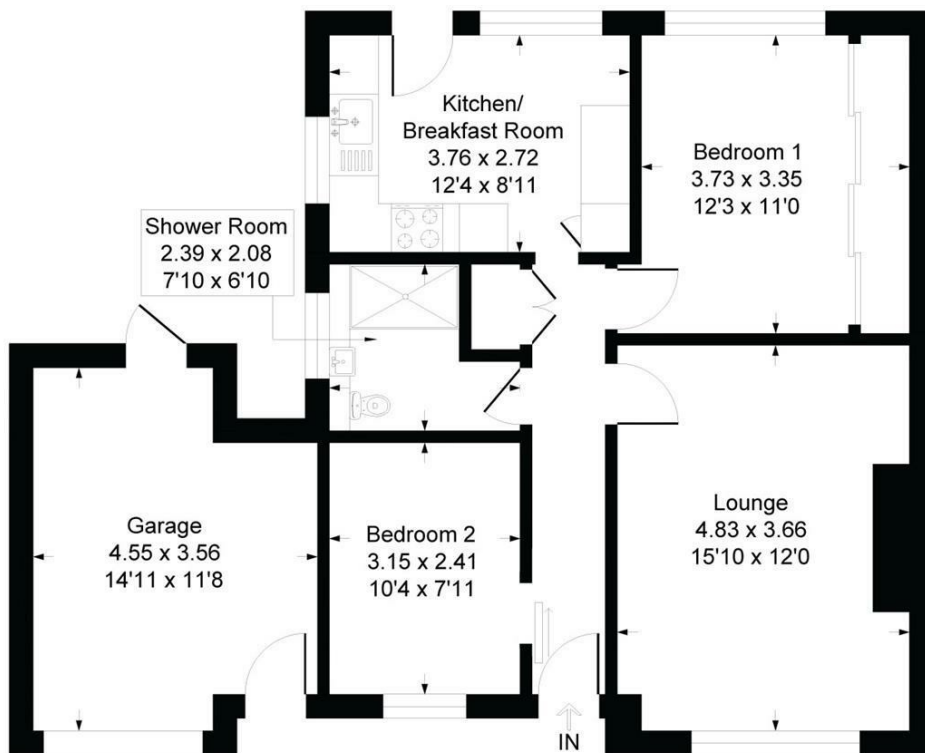


16 Upper Chyngton Gardens, BN25 3SA

Approximate Gross Internal Floor Area = 61.50 sq m / 662 sq ft

Garage Area = 14.34 sq m / 154 sq ft

Total Area = 75.84 sq m / 816 sq ft



Ground Floor

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

18 Sutton Park Road
Seaford
East Sussex
BN25 1QU

E: info@seafordproperties.co.uk

T: 01323 899779

