

**3**  
BED

# Immaculate Chalet In a Quiet Location!

73, Chyngton Gardens, Seaford, BN25 3RT

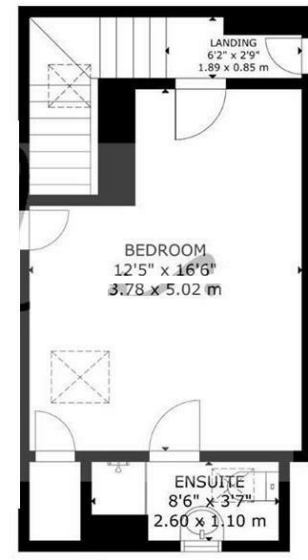
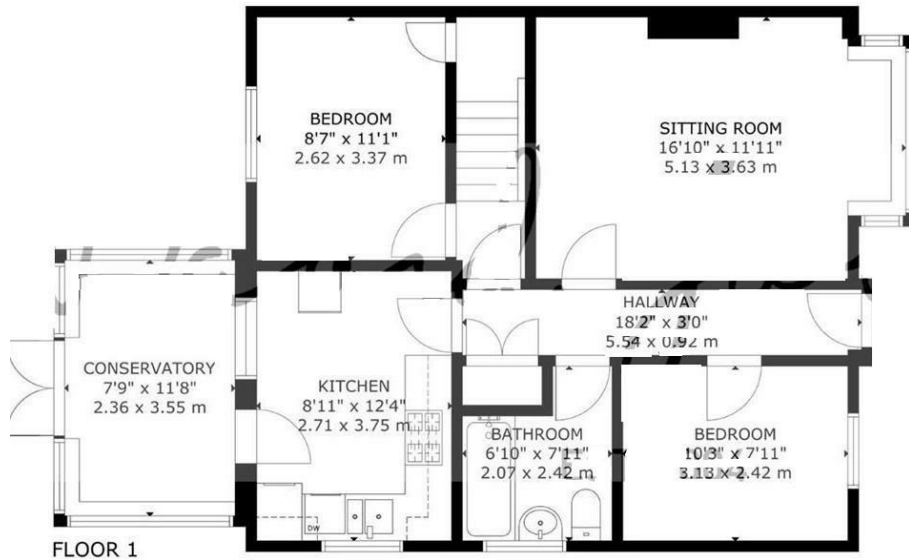


Price £425,000

Freehold

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GROSS INTERNAL AREA  
 TOTAL: 98 m<sup>2</sup>/1,058 sq ft  
 FLOOR 1: 71 m<sup>2</sup>/766 sq ft, FLOOR 2: 27 m<sup>2</sup>/292 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## inbrief...

This attractive, well-maintained link-detached chalet bungalow is situated in a sought-after area, conveniently close to a local primary school, bus routes, and with easy access to Seaford town centre and seafront.

The accommodation is practical and flexible, ideal for comfortable living with two ground-floor bedrooms and a bathroom, a sitting room, and a kitchen/breakfast room leading to a conservatory. Upstairs, there is a spacious main bedroom with an en-suite.

Outside, the front garden is mainly paved for low maintenance, featuring a circular raised brick flower bed and planted borders. A driveway provides off-road parking and leads to a garage with an up-and-over door, suitable for storage or a small car.

The rear garden enjoys a west-facing aspect and is landscaped with paved seating areas, a level lawn, raised borders, and mature planting. Enclosed by fencing, it offers seclusion—perfect for outdoor dining.

**Entrance Hall:**  
 Radiator, storage cupboard with shelving, access to all ground-floor rooms.

**Sitting Room:**  
 Front-facing uPVC double-glazed bay window, bright and spacious, with two radiators.

**Ground Floor Bedroom Three:**  
 Front aspect, radiator, uPVC double-glazed window.

**Kitchen/Breakfast Room:**  
 Fitted wall and base units, work surfaces with inset sink, built-in oven, hob, extractor hood, space for appliances, side and rear windows, door to conservatory.

**Conservatory:**  
 Part brick-built with glass roof, double doors opening to the west-facing garden.

**Ground Floor Bathroom:**  
 White suite with panel bath, pedestal wash basin, low-flush WC, radiator, tiled walls, uPVC double-glazed side window.

**Ground Floor Bedroom Two:**  
 Radiator, under-stairs storage, window overlooking rear garden.

**First Floor Main Bedroom Suite:**  
 Rear dormer window, eaves storage housing boiler, door to en-suite with shower cubicle, low-suite WC, pedestal wash basin, side window

**Outside:**  
 Front: Paved garden with circular raised brick feature bed, driveway to garage.  
 Rear: Secluded West Facing Garden



Council Tax Band: D

EPC Rating: D

moreinfo...



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