



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



58 Upper Chyngton Gardens Seaford BN25 3SE



**** GUIDE PRICE £350,000 -
£375,000 ****

A beautifully presented two-bedroom detached bungalow located in the highly desirable Upper Chyngton Gardens area of Seaford. Offering spacious and well-maintained accommodation, the property features a fitted kitchen, a bright lounge with feature fireplace, and a modern shower room with walk-in rainfall shower. Further benefits include gas central heating, double glazing, attractive front and rear gardens, a detached garage, garden office, and private driveway parking. Ideally situated within easy reach of Seaford town centre, local amenities, transport links, and the seafront, this charming home is perfect for those seeking comfortable coastal living. An early viewing is highly recommended. EPC Rating D | Council Tax Band C

Situated in the sought-after Upper Chyngton Gardens area of Seaford, this attractive detached bungalow offers spacious, well-maintained accommodation in a convenient and highly desirable location.

The property features two generously sized double bedrooms, a well-appointed fitted kitchen with ample storage and workspace, and a bright, welcoming lounge centred around an attractive fireplace, creating a cosy focal point for relaxing or entertaining. A modern and spacious shower room benefits from a large walk-in shower with a luxurious rainfall showerhead, providing both comfort and practicality. Additional benefits include gas central heating and double glazing throughout, ensuring year-round warmth and energy efficiency.

Outside, the bungalow enjoys well-kept front and rear gardens, offering plenty of space for outdoor enjoyment. A detached garage, private garden office, and driveway parking enhances the property's appeal, making it ideal for those requiring additional workspace, storage, or secure parking.

Seaford town centre is approximately one mile away and offers a wide range of shopping facilities, a railway station with direct services to London Victoria, and regular bus routes to Brighton and Eastbourne. The town's picturesque seafront and promenade are also nearby, providing the perfect setting for coastal walks and outdoor leisure. Combining comfortable living space, excellent amenities, and a desirable residential setting, this charming bungalow presents an excellent opportunity for a variety of buyers seeking a relaxed lifestyle close to both town and coast.

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.







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Approximate Gross Internal Floor Area = 57.45 sq m / 618 sq ft

Garage Area = 17.03 sq m / 183 sq ft

Outbuilding Area = 6.77 sq m / 73 sq ft

Total Area = 81.25 sq m / 874 sq ft

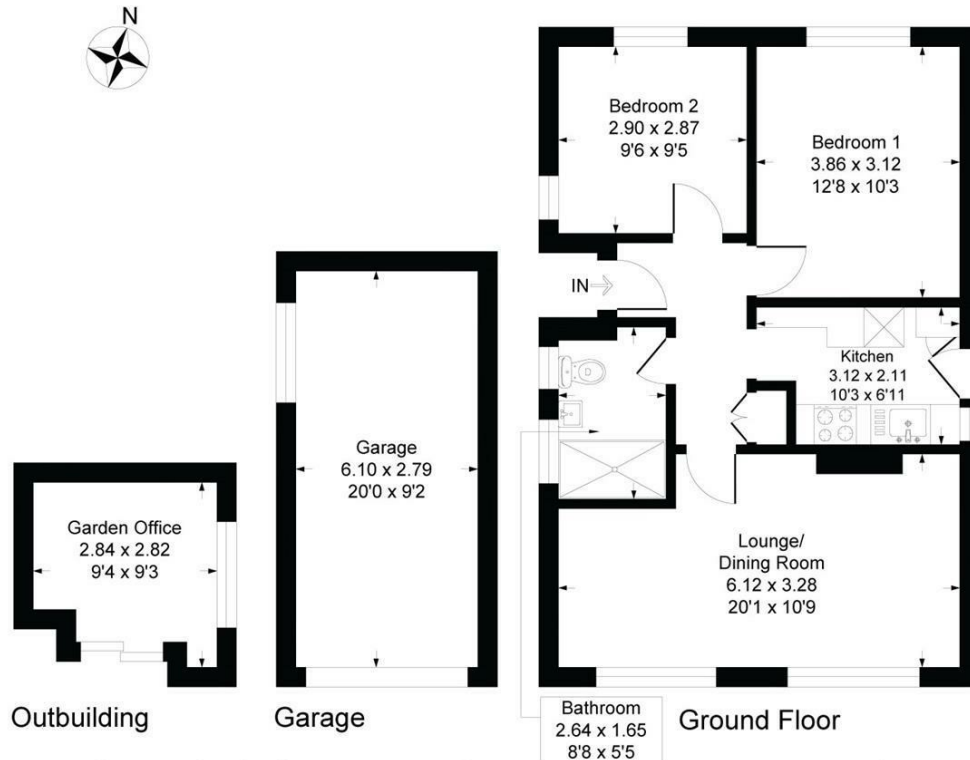


Illustration for identification purposes only, measurements are approximate, not to scale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Version 1

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