







2 Bed

Bungalow - Detached

located in Upper Chyngton Gardens

SEAFORD PROPERTIES

52 Upper Chyngton Gardens
Seaford
BN25 3SD

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Asking Price £350,000

Seaford Properties are delighted to bring to the market this detached bungalow, which presents an excellent opportunity for those seeking a comfortable and spacious home. Boasting two generously sized double bedrooms, this property is perfect for couples, small families, or those looking to downsize without compromising on space.
The bungalow is set on a generous corner plot, surrounded by beautifully established gardens that enhance its charm and provide a serene outdoor space for relaxation or entertaining. The well-maintained gardens wrap around three sides of the property, offering a picturesque view from every angle. Additionally, the property features a detached garage and a driveway that accommodates parking for two vehicles, ensuring convenience for residents and guests alike.
The bungalow is well-presented throughout, allowing you to move in with ease and make it your own. Do not miss the chance to make this charming property your new home.

Description

On entering the property you are welcomed by an impressive entrance hall, creating an immediate sense of space. The light-filled triple aspect living room enjoys views over the gardens, while the dual aspect kitchen provides a pleasant outlook and ample natural light. There are two generous double bedrooms, with the principal bedroom benefiting from a dual aspect. The second bedroom is currently arranged as a dressing room and features an extensive range of fitted wardrobes. A family bathroom and separate WC complete the accommodation.

Outside, the established gardens wrap around the property and have been thoughtfully landscaped with mature shrubs, colourful borders and private seating areas. The side and rear gardens offer a high degree of privacy, making them ideal for relaxing or entertaining.

Further benefits include a detached garage with power, private driveway parking, gas-fired central heating, tinted double glazing.
Upper Chyngton Gardens is peaceful yet conveniently located to local shops, a primary school and regular bus services to Brighton, Eastbourne and Seaford town centre. Seaford Town Centre is approximately two miles away and offers a wide range of shopping facilities, a railway station, excellent transport links and the picturesque seafront and promenade.

Early viewing is highly recommended to appreciate the spacious accommodation, beautiful gardens and excellent location this delightful bungalow has to offer. EPC Rating E | Council Tax Band 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.




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52 Upper Chyngton Gardens, Seaford, BN25 3SD



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Approximate Gross Internal Floor Area = 60.1 sq m / 648 sq ft
Garage Area = 11.4 sq m / 123 sq ft
Total Area = 71.5 sq m / 771 sq ft

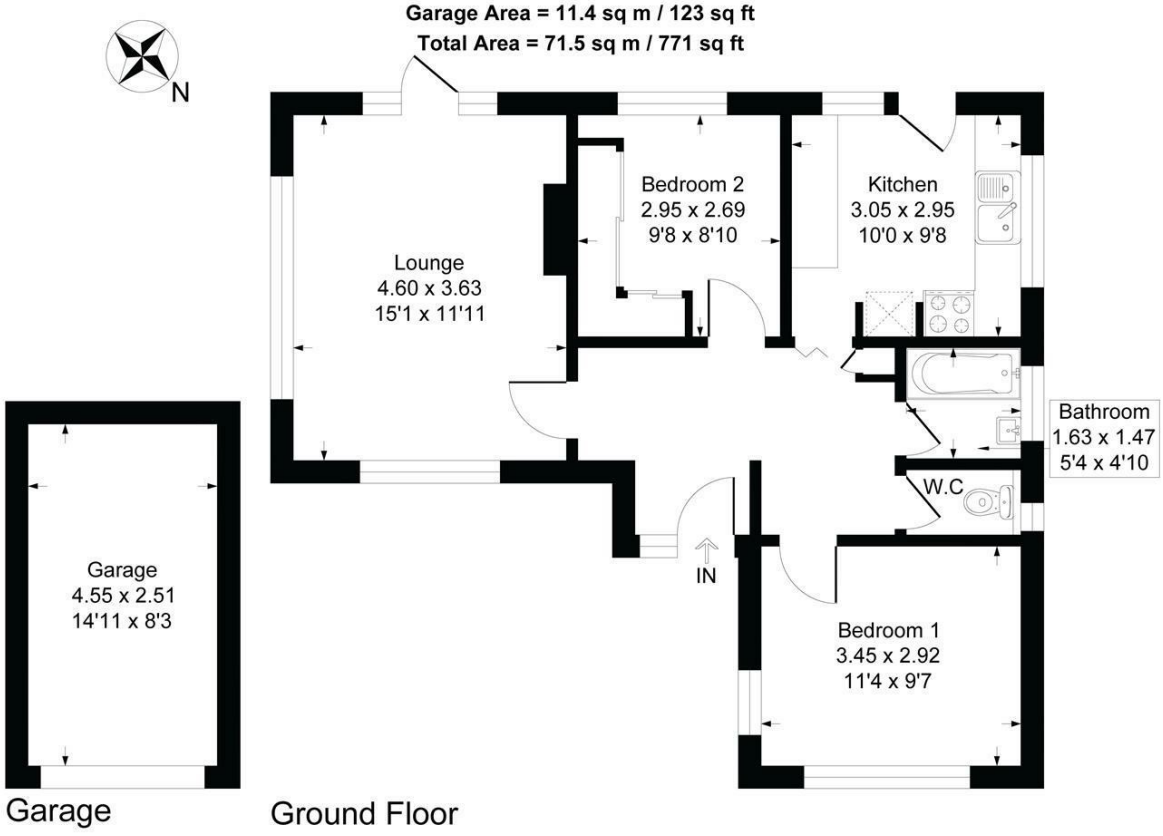
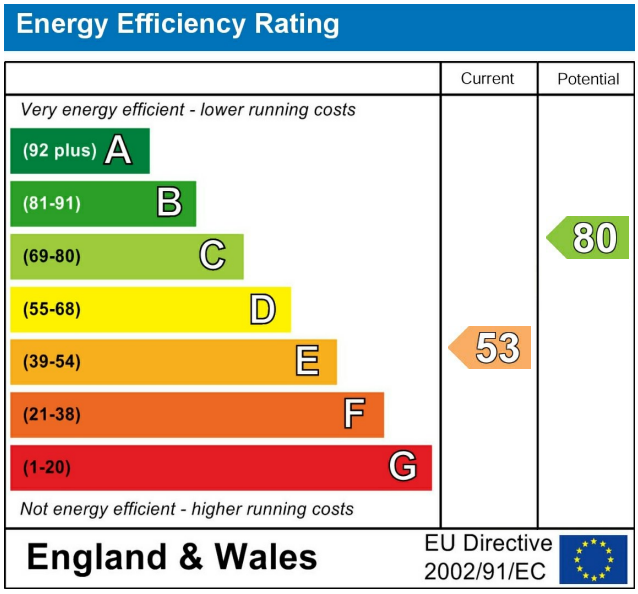


Illustration for identification purposes only, measurements are approximate, not to scale



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