



93 Upper Chyngton Gardens, Seaford, BN25 3SE

ROWLAND  
GORRINGE

93 Upper Chyngton  
Gardens  
Seaford  
BN25 3SE  
£390,000

An extremely well presented two double bedroom detached bungalow with level southerly aspect rear garden and garage.

The bungalow is light and bright being refurbished internally to a high standard by the current owners. The accommodation comprises of entrance hall, two bedrooms, living/ dining room to the rear with doors leading to the conservatory, modern bathroom/WC. The modern kitchen has matching wall and base cupboards, integrated appliances, door to side lean too.

To the front is a low maintenance garden with ample off road parking leading to the garage. The rear garden is the favoured southerly aspect, majority paved seating and further lawn area.

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.



- 904 Sq Feet
- Southerly Aspect Rear Garden
- Garage
- Modern Kitchen
- Popular Location
- Immaculate Throughout
- Ample Off Road Parking
- Modern Bathroom
- Conservatory



Entrance Hall

Kitchen 3.10m x 2.11m (10'2" x 6'11")

Living/Dining Room 6.05m x 3.28m (19'10" x 10'9")

Bedroom One 3.84m x 3.05m (12'7" x 10")

Bedroom Two 2.87m x 2.82m (9'5" x 9'3")

Bathroom 2.57m x 1.70m (8'5" x 5'7")

Conservatory 4.37m x 3.07m (14'4" x 10'1")

Lean To 5.03m x 0.84m (16'6" x 2'9")

Garage 4.67m x 2.54m (15'4" x 8'4")

Rear Garden

EPC: C

Council Tax Band: C





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Approximate Gross Internal Floor Area = 72.09 sq m / 776 sq ft

Garage Area = 11.87 sq m / 128 sq ft

Total Area = 83.86 sq m / 904 sq ft

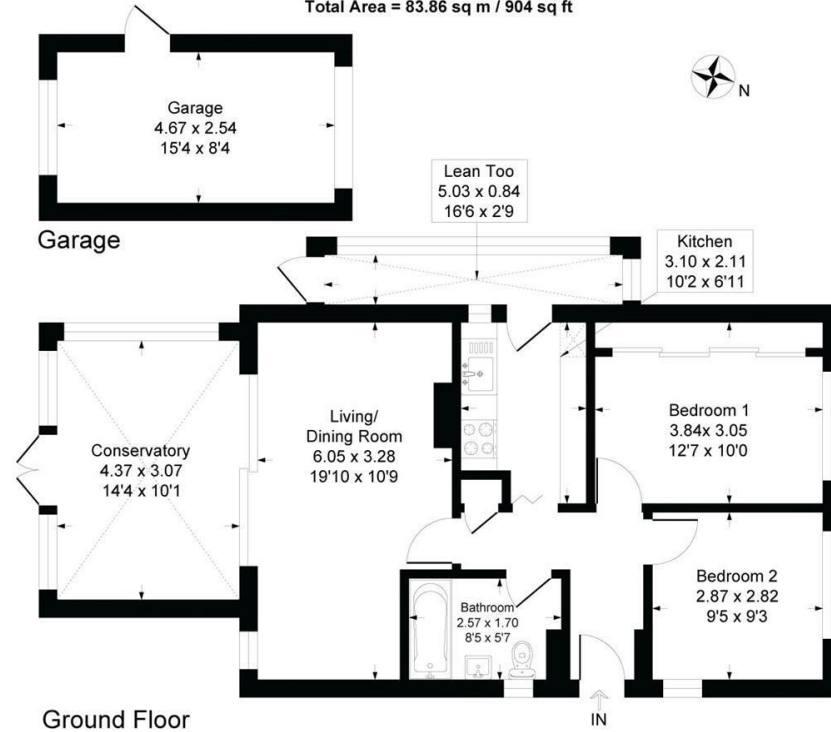


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk

www.rowlandgorrington.co.uk



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