



**2 Bed
Bungalow - Detached
located in Chyngton Avenue**



**34 Chyngton Avenue
Seaford
BN25 3SN**



Asking Price £300,000

Seaford Properties are pleased to present this two-bedroom detached bungalow, offered for sale with no onward chain.

The accommodation comprises an entrance hall providing access to the lounge, front bedroom, and shower room. Further along the hallway is the second bedroom, with the kitchen/breakfast room situated to the rear of the property. The fitted kitchen features a range of units and work surfaces, with space for appliances and a door leading out to the garden.

The property would benefit from modernisation, offering an excellent opportunity for buyers to update to their own taste. Early viewing is highly recommended.

Entrance Hall

Double glazed entrance door. Loft access hatch. Radiator and doors to all rooms.

Lounge

Dual aspect room with double glazed window overlooking the front garden and a double glazed window to the side. Feature fireplace. Radiator.

Bedroom

Double glazed window to the front overlooking the front garden. Radiator.

Shower Room

Two obscure double glazed windows to the side. Suite comprising shower unit, wall-mounted wash hand basin and low-level W.C. Chrome ladder-style radiator/towel rail. Extractor fan. Electric wall-mounted heater. Linen cupboard and tiled walls.

Bedroom

Dual aspect with double glazed window overlooking the rear garden and a double glazed window to the side. Radiator.

Kitchen Breakfast Room

Double glazed window to the side and double glazed door providing access to the rear garden. Comprising a range of matching wall and base units. Work surfaces with inset stainless steel sink and drainer unit. Integrated electric hob with oven under. Space for appliances. Large cupboard housing the boiler with single glazed window. Radiator.

Outside

Front and rear gardens, mainly laid to lawn with border shrubs and bushes. Small patio area to the rear with access gate to the front.

Seaford is a popular coastal town situated between Brighton to the west and Eastbourne to the east, near Seaford Head and approximately midway between the mouths of the River Ouse and the Cuckmere. The A259 provides convenient road links in both directions, making it ideal for commuters.

The town is served by a mainline railway station and is particularly well regarded across the South East for its seafront, which remains largely uncommercialised, offering a more traditional seaside setting. Council Tax Band C - EPC Rating D

General:

These particulars are prepared in good faith and are intended as a general guide only. Whilst every effort is made to ensure their accuracy, they do not constitute any part of an offer or contract. Any information of particular importance should be verified with our office. Prospective purchasers must confirm the availability of the property and arrange a viewing prior to travel. Items shown in photographs are not included unless specifically stated and may be available by separate negotiation.

Measurements:

All measurements are approximate and for guidance purposes only. Prospective purchasers should verify all dimensions before committing to the purchase of carpets, fitted furniture, or similar items.

Services:

We have not tested any services, systems, appliances, or fittings and cannot confirm that they are in working order or fit for purpose. Purchasers are advised to obtain independent verification from their solicitor or surveyor. Details of tenure are provided by the vendor, and we have not inspected the title documentation. Accordingly, purchasers should seek confirmation from their solicitor.



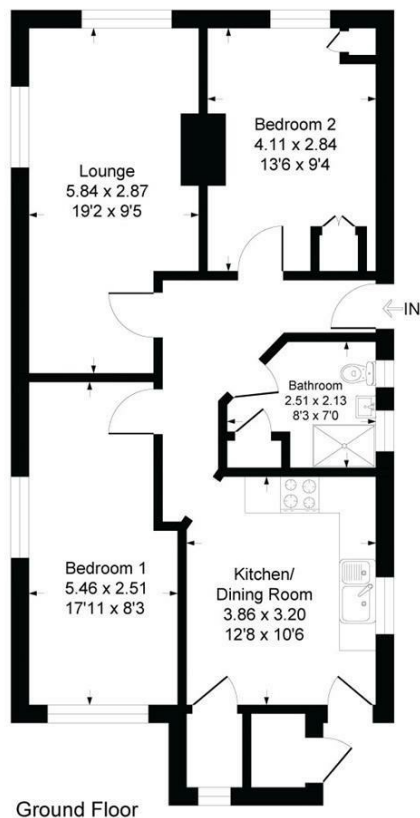




34 Chyngton Avenue, Seaford, BN25 3SN



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Approximate Gross Internal Floor Area = 68.62 sq m / 738 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		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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