

73 CHYNGTON GARDENS, SEAFORD, EAST SUSSEX, BN25 3RT

£400,000

This attractive and well-maintained detached chalet bungalow is located in a sought-after area, convenient for local primary school, bus routes and easy access to Seaford town centre and seafront.

The accommodation is both practical and flexible, ideal for those seeking a comfortable home with the benefit of two ground floor bedrooms and bathroom, together with sitting room, and a kitchen/breakfast room leading to the conservatory. There is also a spacious first-floor main bedroom with en-suite.

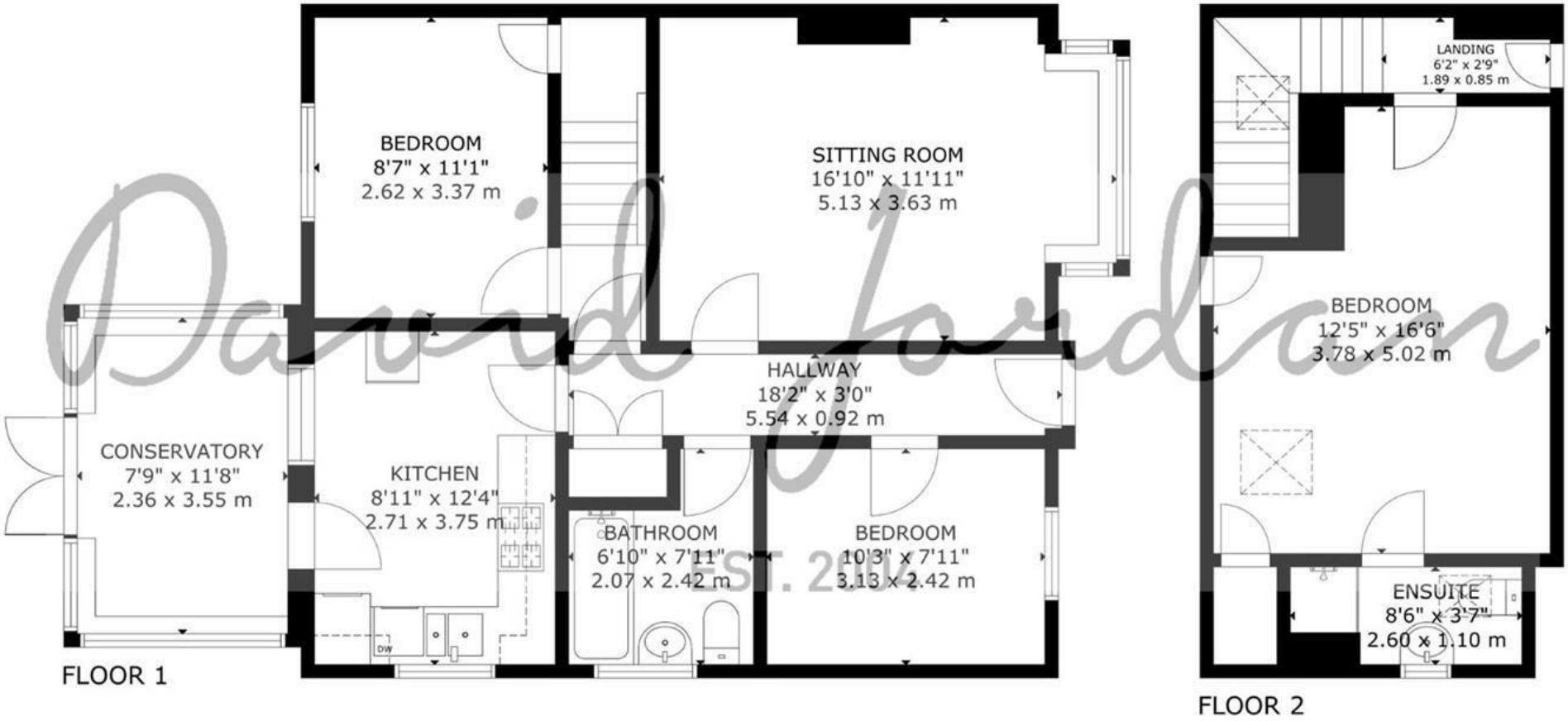
Outside, the front garden is mainly paved for ease of maintenance, with a circular raised brick feature bed and planted borders. A driveway provides off-road parking and leads to the garage (ideal for storage or small car), accessed via an up-and-over door.

The rear garden enjoys a westerly aspect, landscaped to include paved seating areas, level lawn, raised borders, and mature planting, all enclosed by fencing offering privacy and seclusion, perfect for outdoor dining and relaxation.

- DETACHED CHALET BUNGALOW
- THREE BEDROOMS
- SITTING ROOM WITH BAY WINDOW
- KITCHEN/BREAKFAST ROOM LEADING TO A CONSERVATORY
- WESTERLY ASPECT REAR GARDEN
- EN-SUITE SHOWER ROOM AND GROUND FLOOR BATHROOM
- GARAGE (RESTRICTED WIDTH) IDEAL STORAGE
- MAINLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- NEAR TO LOCAL SCHOOL AND BUS SERVICES







David Jordan EST. 2004

GROSS INTERNAL AREA
TOTAL: 98 m²/1,058 sq ft
FLOOR 1: 71 m²/766 sq ft, FLOOR 2: 27 m²/292 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





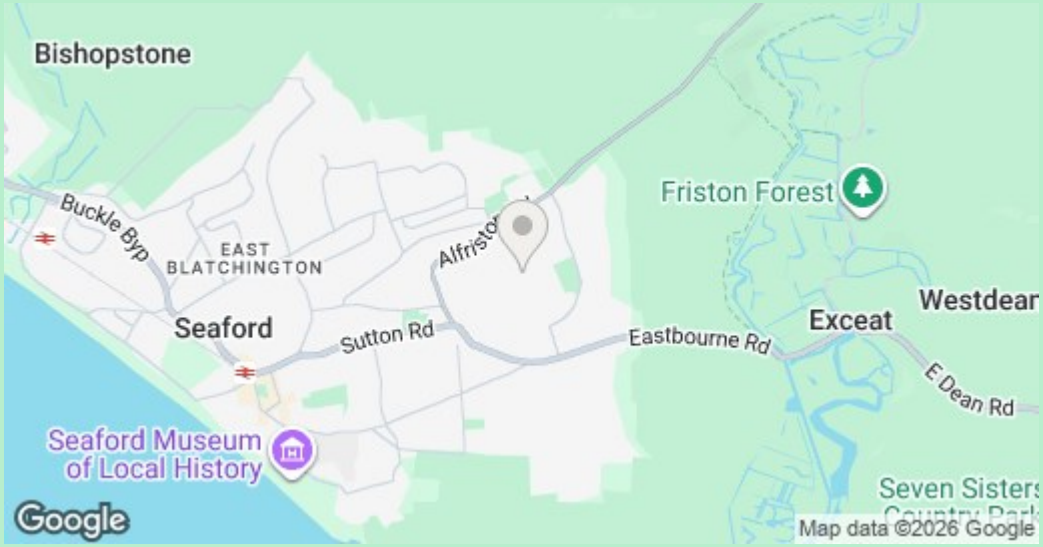
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: D

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

David Jordan

EST. 2004