2 BED

## No On-Going Chain

15, Upper Chyngton Gardens, Seaford, BN25 3SA





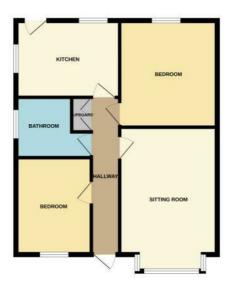


£350,000

Freehold

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GROUND FLOOR 642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA - SAZ 19 5, (506 to p.n.) approx.

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## inbrief...

This two double bedroom detached bungalow is located in the sought after Chyngton area of Seaford in a quiet no-through road. Conveniently located within a level walk to a regular bus service on Chyngton Gardens along with Post office and recreation area on Walmer Road. Seaford town centre, train station and beach are within a mile and a half.

The property is offered with vacant possession and further benefits from double glazed windows (installed 2023) Upvc fascia's and soffits for a maintenance free exterior and roof replaced in 2017.

As you approach the property there is an enclosed front garden and shared driveway to a single garage 15'2'' x  $_{8}$ '

The entrance hall has an airing cupboard housing the 'Worcester Green Star' central heating boiler (installed 2024 with 9 year guarantee) and loft access with ladder. The lounge 16'4" into bay x 12' has a full width bay window over looking the front garden. The kitchen 12'4" x 9' has a range of wall and base cupboards with working surface having an inset sink, space for cooker, washing machine and fridge/freezer. There are dual aspect windows and a door to the rear garden. Bedroom one 12'2" x 11' has a pleasant outlook over the rear garden, whilst bedroom two 10'3" x 8' is located at the front of the property.

The bathroom comprises a bath with electric shower over, pedestal wash basin, WC, part tiled walls and window to side.

A particular feature of the bungalow is the attractive rear garden which has a favoured south/west aspect. Laid to level lawn with well stocked flower borders and fence enclosed.





Energy Rating - D

Council Tax Band - C







## Phillip Mann Seaford Office

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