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 Too	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

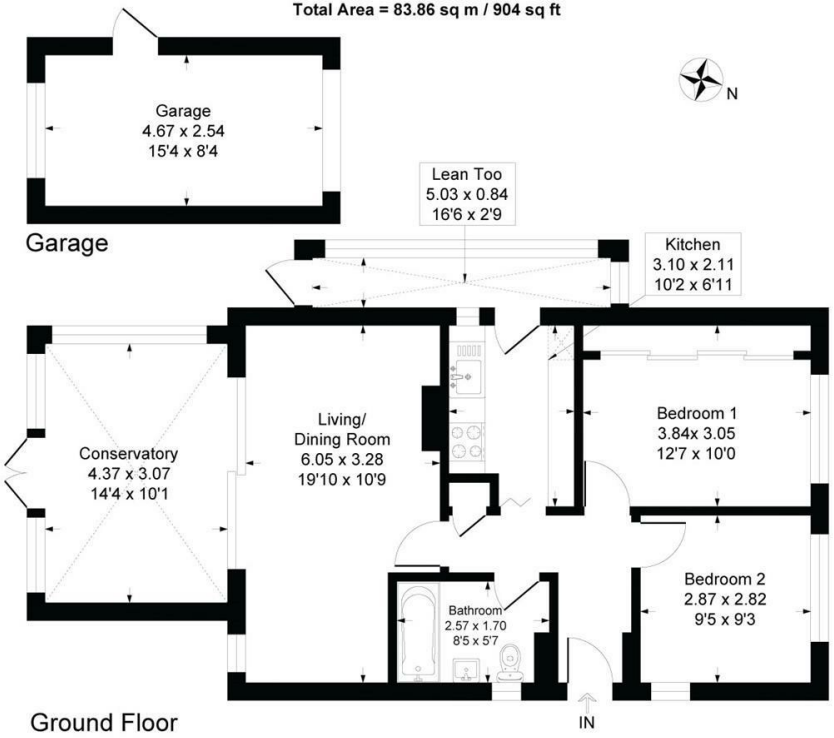

Illustration for identification purposes only, measurements are approximate, not to scale

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

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