



85 Upper Chyngton Gardens, Seaford, BN25 3SB

ROWLAND
GORRINGE

85 Upper Chyngton Gardens Seaford BN25 3SB £400,000

Deceptively spacious this detached 3-bedroom bungalow has been extended across the rear and behind the garage. A block brick drive for several vehicles and lawn to the side, leads to the property and its garage. Entering the property, the living room sits to front overlooking the lawn and has fireplace. The second bedroom with fitted furniture also sits to the front with views over the lawn. The principal bedroom has been extended to 20', has extensive fitted wardrobes, a dressing area and views onto the rear garden. There is a fully tiled shower/wc which originally would have been the main bathroom. The dual aspect 17' kitchen/dining room is also part of the extension with windows onto the rear garden and a side courtyard. A further part of the extension provides a second hall leading from the kitchen (which could provide an annex): with separate wc/bidet; a third bedroom currently set as a garden/snug room; and conservatory overlooking the rear garden.

Outside: The exceptionally private south/easterly rear garden has a patio adjoining the property with pathways leading through the lawn to the summerhouse and the rear of the garden. There is a shed, a greenhouse and high hedges and trees affording the garden its privacy. A block brick courtyard between the garage and the property can be accessed via the side extension or secure iron gate to the front.

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 one mile.



- Approximate Total 1293 sq ft.
- 3 Bedrooms
- 3 Receptions
- Private Easterly Rear Garden
- Garage
- Detached bungalow
- Extended
- Deceptively Spacious
- Block Brick Drive
- No Onward Chain



Entrance Hall

Kitchen/Dining Room 5.36m x 3.33m (17'7" x 10'11")

Living Room 4.70m x 3.61m (15'5" x 11'10")

Bedroom One 6.32m x 3.30m (20'9" x 10'10")

Bedroom Two 3.18m x 2.39m (10'5" x 7'10")

Bedroom Three/Snug 4.45m x 2.97m (14'7" x 9'9")

Shower Room

W/C

Conservatory 3.38m x 3.10m (11'1" x 10'2")

Rear Garden

Summer House 2.90m x 2.29m (9'6" x 7'6")

Garage 5.56m x 2.49m (18'3" x 8'2")

EPC: D

Council Tax Band: C



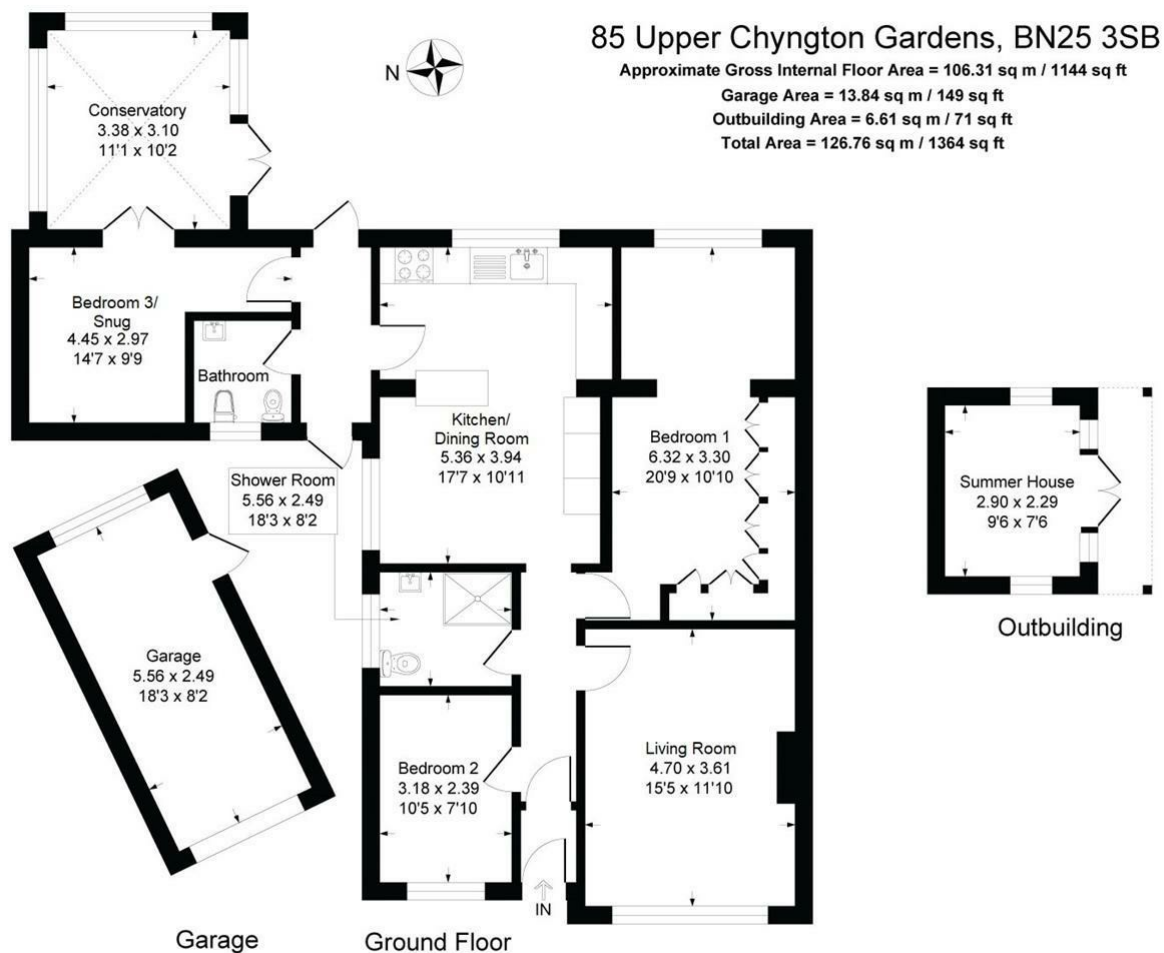


Illustration for identification purposes only, measurements are approximate, not to scale

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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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