20 UPPER CHYNGTON GARDENS, SEAFORD, BN25 3SD

£350,000

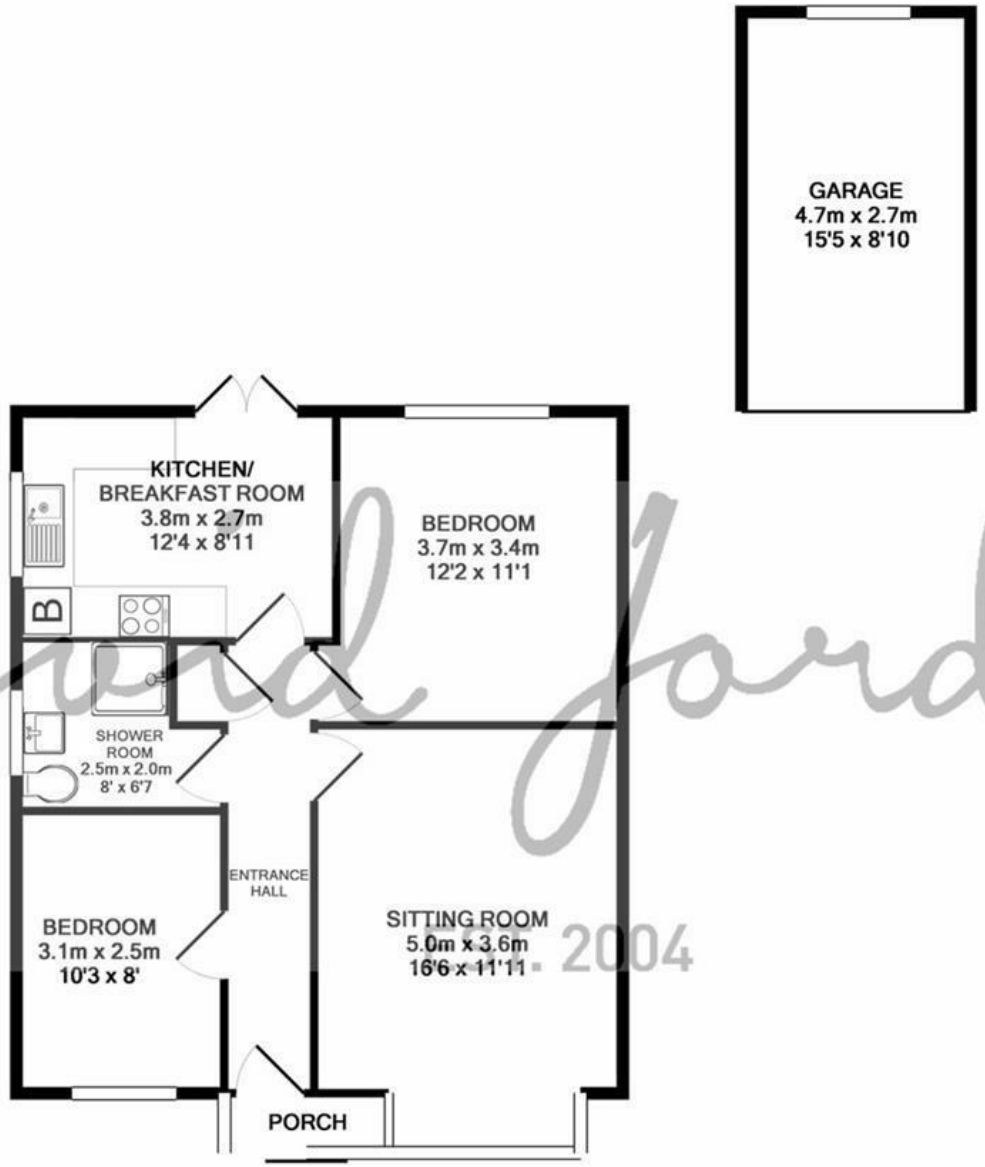
An extremely well presented detached bungalow, situated in this popular position on the eastern side of Seaford, approximately a mile and a half from the town centre and mainline railway station.

The accommodation comprises a modern kitchen/breakfast room with cream high gloss units, integrated appliances and uPVC double glazed double doors opening onto the rear garden. There is also a bay fronted sitting room and a shower room.

Further benefits include uPVC double glazing throughout and a gas fired central heating system. Externally, there is brick paved off road parking to the front with a restricted width driveway leading to the garage. To the rear, there is a paved terrace and an area of lawn.

Offered for sale with immediate vacant possession and no onward chain.

- TWO BEDROOM DETACHED BUNGALOW
- BEING SOLD WITH NO ONWARD CHAIN
- BAY FRONTED SITTING ROOM
- MODERN HIGH GLOSS KITCHEN/BREAKFAST ROOM
- SHOWER ROOM
- OFF ROAD PARKING AND RESTRICTED WIDTH DRIVEWAY TO GARAGE
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING
- ENCLOSED REAR GARDEN
- SITUATED APPROXIMATELY A MILE AND A HALF FROM THE TOWN CENTRE AND RAILWAY STATION
- WITHIN HALF A MILE OF LOCAL SHOP, PARK AND BUS ROUTES



David Jordan
2004

20 UPPER CHYNGTON GARDENS SEAFORD
TOTAL APPROX. FLOOR AREA 73.1 SQ.M. (787 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

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.

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EST. 2004