



26 CHYNGTON AVENUE, SEAFORD, BN25 3SN

£325,000

A well presented two bedroom bungalow in a convenient location, offering comfortable and practical living throughout.

The property includes a bright sitting room with sliding doors leading into a spacious split conservatory, ideal for relaxing or entertaining, with access to the rear garden. The kitchen is fitted with a range of units and integrated appliances, along with a breakfast seating area.

There are two good sized double bedrooms, with built-in wardrobes to the main bedroom, a family bathroom and a separate WC.

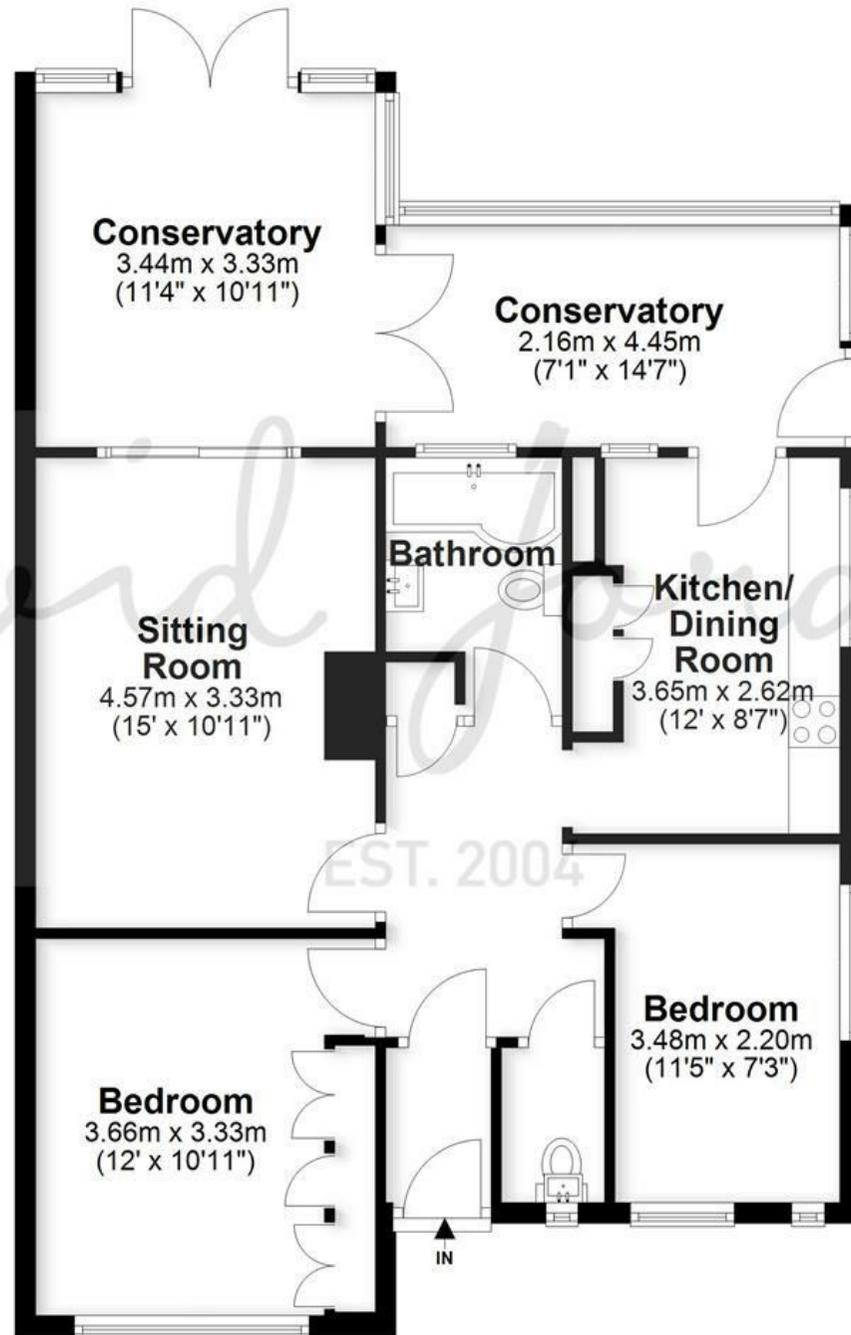
Outside, the rear garden is mainly laid to lawn with a patio area and side access. To the front, there is a patio driveway providing off road parking for two.

The property is within a quarter of a mile from post office, bus routes and recreational park, making it ideal for everyday convenience.

- TWO SPACIOUS BEDROOMS
- SEMI DETACHED BUNGALOW
- OFF-ROAD PARKING FOR TWO VEHICLES
- MODERN FITTED KITCHEN / BREAKFAST ROOM
- LARGE CONSERVATORY
- SPACIOUS GARDEN MOSTLY LAID TO LAWN WITH A PATIO AREA
- PATIO DOORS ONTO THE GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT
- CLOSE TO BUS SERVICES AND LESS THAN 1/4 OF A MILE TO LOCAL SHOPS AND RECREATIONAL PARK.



Approx. 82.7 sq. metres (890.3 sq. feet)



Total area: approx. 82.7 sq. metres (890.3 sq. feet)



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: C

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C

## 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.

## Bishopstone



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EST. 2004