



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

localknowledge...

Situated in the popular South East Corner of Seaford, close to the South Downs and picturesque walks to the Cuckmer River and iconic Sever Sister Country walks. Chyngton Way is a tree lined road and is regarded as one of the premier road in Seaford. Eastbourne and Brighton within east reach with a regular buses every 15 minutes.

moreinfo...

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4

BED

An Extended Detached Family House

35, Chyngton Way, Seaford, BN25 4JB



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and Peacehaven

Price £750,000

Freehold

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inbrief...

This property offers good size accommodation throughout to include a spacious entrance hall with parquet flooring, a downstairs cloakroom, a large living room, open plan kitchen dining room to the rear and a utility room. Upstairs there are 4 good size bedrooms, a principle bedroom with built in wardrobes and en-suite a second bedroom with an en-suite shower room, two further bedrooms and a family bathroom. Outside there is a large rear garden, the front is low maintenance and open plan.

Style:	Extended Detached Family Home
Bedrooms:	4 Bedrooms
Reception rooms:	3 Reception Rooms
Area:	1972 sq ft
Outside:	Large Landscaped Gardens
Parking:	Off Road and a Garage
Energy rating:	C
Council Tax Band:	E



Bear in mind...
Properties located in the South East corner of Seaford are highly desirable and rarely available. An internal inspection is a must to fully appreciate all this property has to offer.



moredetail...

Phillip Mann estate agents are delighted to offer for sale this extended, detached family home. Situated in the South East corner of Seaford and within easy reach of some iconic, picturesque walks.

The enclosed entrance porch has tiled flooring and leads to the spacious hallway with parquet flooring and an understairs cupboard. The cloakroom has been fitted with a close coupled w/c, wall mounted wash hand basin, a radiator and window to the side. The sitting room is a good size room with an open fireplace, a radiator, TV point and triple aspect with windows to the front, side and doors to the rear.

The kitchen breakfast room has been fitted with a good range of wall and base units comprising a inset butler sink with cupboards below, plumbing and space for a dishwasher, a Rangemaster style cooker with filtered hood above, further working surfaces and cupboards, space for an upright fridge freezer, a radiator, wood flooring and window to the rear. The breakfast room/office has a radiator, wood flooring, a window to the side and doors to the rear garden. The utility room has been fitted with a stainless steel sink and drainer with plumbing and space below for a washing machine, further appliance spaces, a radiator and door to the front.

Upstairs there are four bedrooms; the Principle bedroom has a good range of fitted wardrobes and over looks the front, the ensuite bathroom has a panel bath and shower over, a low level w/c, pedestal wash hand basin, tiled walls and a window to the side. The second bedroom is a good size double rom with built in wardrobes and overlooks the rear, the en-suite shower room has been fitted with a white suite comprising an enclosed shower, pedestal wash hand basin and close coupled w/c. Bedroom three is a double room overlooking the rear while bedroom four is to the front. The family bathroom has been fitted with a 'P' shaped bath with a shower over, wash hand basin, w/c part tiled walls a heated towel rail and a a window to the side.



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email us at seaford@phillipmann.com. All of our properties can be viewed at rightmove.co.uk

