



CHYNGTON LANE NORTH, SEAFORD, EAST SUSSEX, BN25 3UU

£800,000

This versatile four/six bedroom detached house with two/four reception rooms, is enviably positioned, backing onto farmland and having unobstructed views towards Exceat, South Downs Park and the sea in the distance.

Located within a private, no through road the property, which has been extended, offers versatile accommodation and easy access to bus routes between Brighton and Eastbourne.

On the ground floor there is a bedroom with shower room and en-suite. There are also two further bedrooms or study and office. There is also a sitting/dining room, modern kitchen breakfast room and utility room. The family room benefits from bi-fold doors on two sides as well as vaulted ceiling and wood burning stove.

On the first floor are the main bedroom and two further bedrooms, as well as the family bathroom. Bedroom one and five offer suburb elevated views.

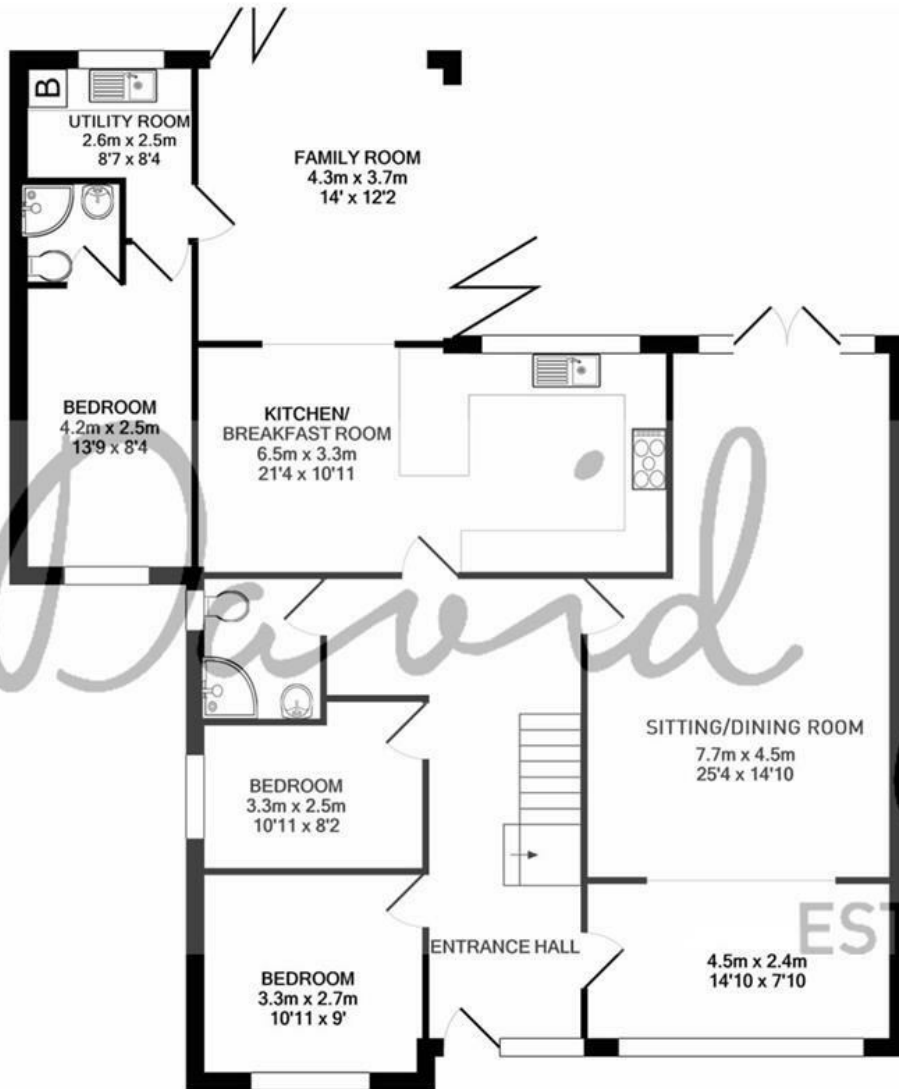
The property further benefits from double glazing, gas central heating and off road parking for several vehicles.

- DETACHED FOUR/SIX BEDROOM PROPERTY WITH TWO/FOUR RECEPTION ROOMS
- UNOBSTRUCTED VIEWS TOWARDS EXCEAT, SOUTH DOWNS PARK AND THE SEA IN THE DISTANCE
- MODERN KITCHEN BREAKFAST ROOM
- SITTING/DINING ROOM WITH MULTI FUEL BURNING STOVE
- FAMILY ROOM WITH TWO SETS OF BI-FOLD DOORS AND VAULTED CEILING
- LOCATED IN A PRIVATE NO THROUGH ROAD
- UTILITY ROOM
- FAMILY BATHROOM
- SHOWER ROOM
- GAS FIRED CENTRAL HEATING AND DOUBLE GLAZED

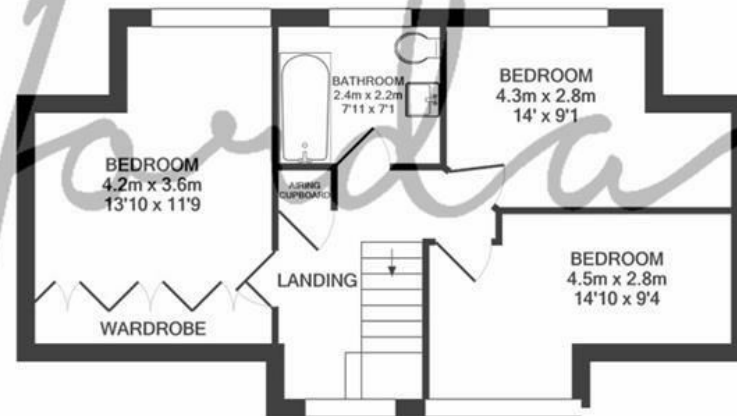








GROUND FLOOR
APPROX. FLOOR
AREA 138.1 SQ.M.
(1486 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 49.9 SQ.M.
(537 SQ.FT.)

CHYNGTON ABBAS CHYNGTON LANE NORTH SEAFORD
TOTAL APPROX. FLOOR AREA 188.0 SQ.M. (2023 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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Ground floor

Double glazed entrance door to:

HALL

Staircase to first floor. Under stairs store cupboard and cloaks cupboard.

SHOWER ROOM

Close coupled wc. Shower cubicle with wall mounted shower. Wash basin with tiled splash back and mirror above.

Tiled floor. Double glazed window to side. Ladder style heated towel rail.

SITTING/DINING ROOM

Double glazed window overlooking front garden. Two vertical radiators. Multi fuel stove with surround. Double

glazed window and door onto rear garden with views over fields to South Downs Park.

KITCHEN BREAKFAST ROOM

Modern wall and base units with granite work surface extending to a breakfast bar. Inset one and a half bowl sink

and drainer. Eye level double oven. Five ring Neff ceramic hob with contemporary cooker hood above. Integrated dish

washer. Integrated fridge and freezer. Vertical radiator. Engineered oak flooring extending into:

FAMILY ROOM

Vaulted ceiling. Bi-fold doors to both rear and side providing a truly indoor-outdoor living space. Far reaching views

over South downs national parkland to the sea in the distance. Wood burning stove with granite hearth.

UTILITY ROOM

Range of wall and base units. Solid wood work surface with inset sink and drainer. Space for washing machine and

tumble dryer. Ladder style heated towel rail. Vaillant gas fired boiler and Santon unvented hot water cylinder. Double

glazed window with views to South Downs Park. Electric consumer unit. Tiled floor.

BEDROOM TWO

Double glazed window to front. Radiator. Door to:

EN-SUITE SHOWER ROOM

Shower cubicle, close coupled wc. Wall mounted wash basin. Extractor fan. Tiled walls and floor.

OFFICE/BEDROOM THREE

Double glazed window to side. Radiator.

STUDY/BEDROOM FOUR

Double glazed window to front. Radiator.

First floor

LANDING

Double glazed window to front. Hatch to loft. Store cupboard.

BEDROOM ONE

Engineered oak flooring. Fitted wardrobes. Radiator. Eaves storage. Double glazed window to rear with unobstructed

views towards Exceat, South Downs Park and the sea in the distance.

BATHROOM

White suite comprising panelled bath with shower above. Close coupled wc with concealed cistern. Wall mounted

wash basin. Ladder style heated towel rail. Double glazed window to rear with unobstructed views towards Exceat,

South Downs Park and the sea in the distance.

BEDROOM FIVE

Radiator. Access to eaves. Double glazed window with unobstructed views towards Exceat, South Downs Park.

BEDROOM SIX

Access to eaves storage. Radiator.

Outside

FRONT GARDEN

Partly enclosed by hedging and mainly laid to lawn. Off road parking for several vehicles.

REAR GARDEN

Decking adjoins the rear of the property and extends to a seating area, offering unobstructed views towards Exceat,

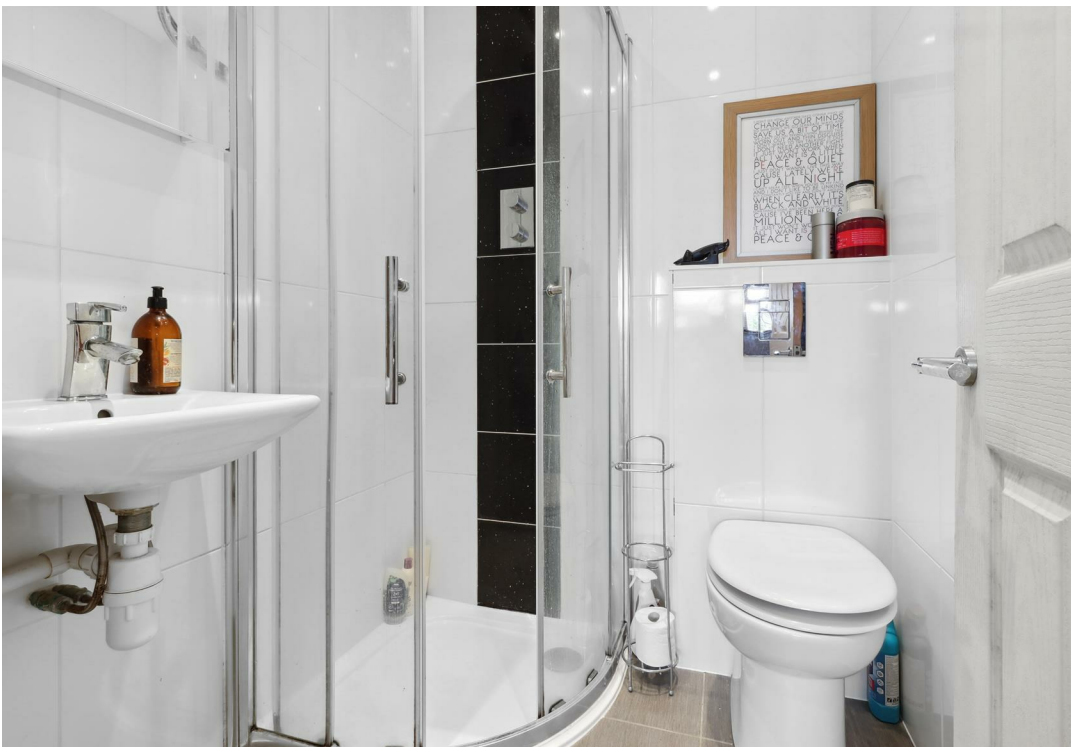
South Downs Park and the sea in the distance. Remainder is laid to lawn with tree and hedge planting. Two timber

sheds and timber store. Gated side access to front.

Disclaimer

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.





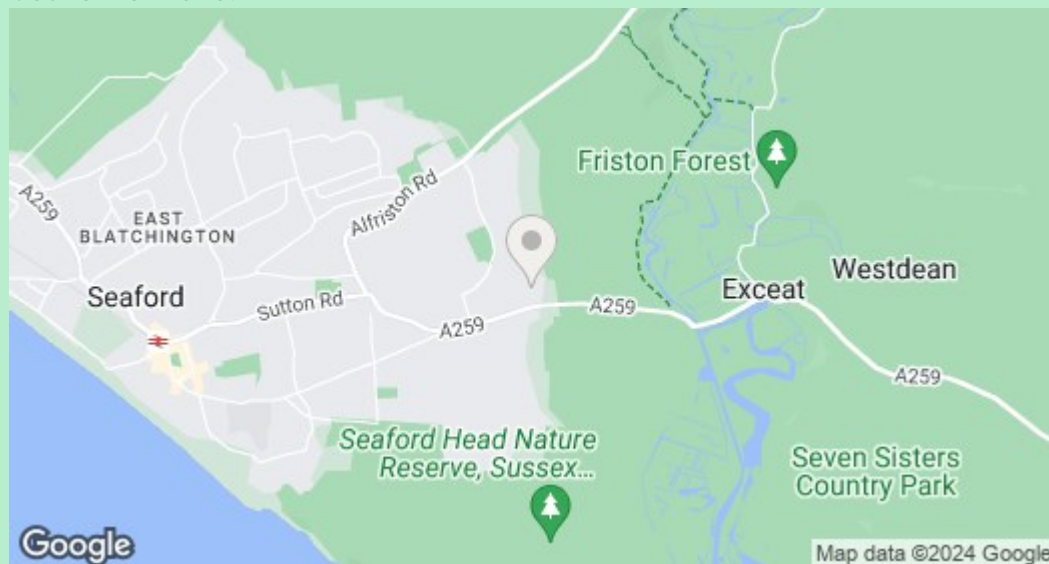
COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

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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