



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

£775,000

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.

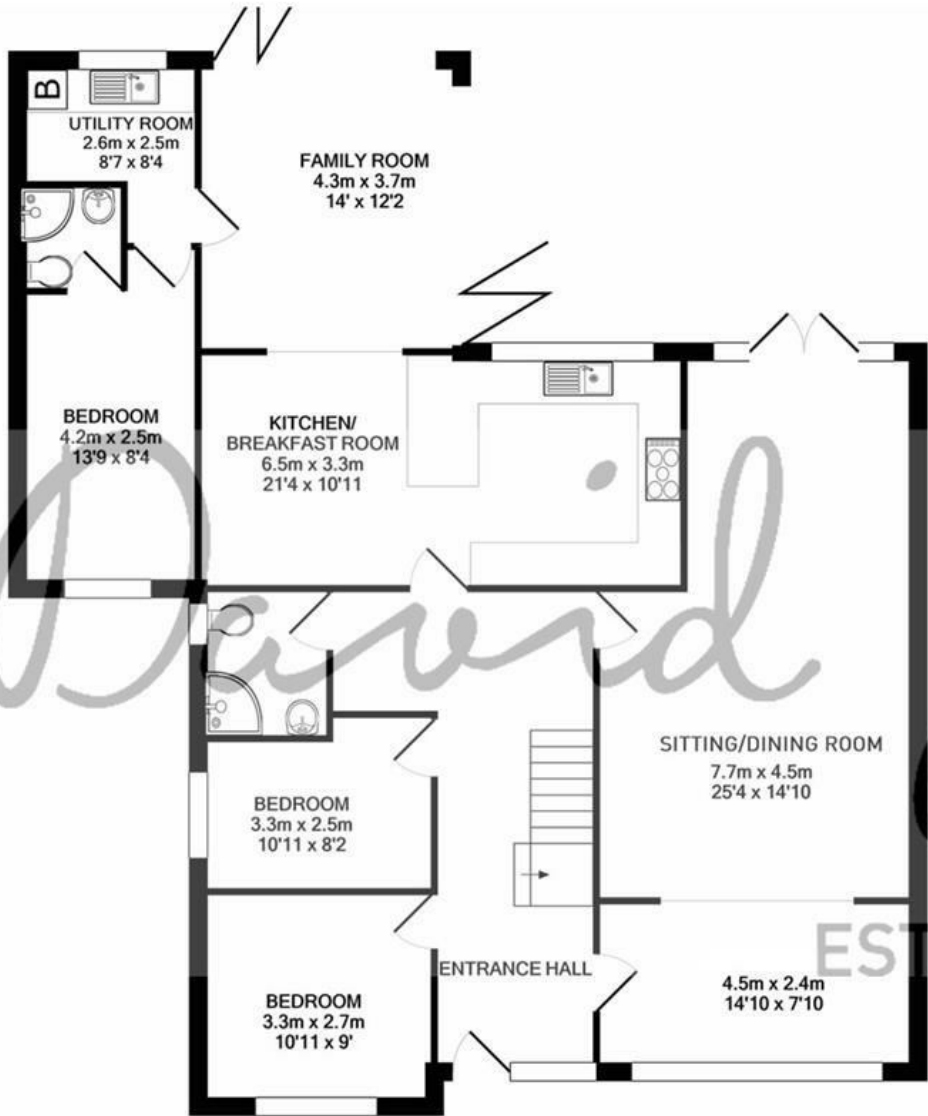
On the ground floor there is a bedroom with shower room and en-suite. There are also two further bedrooms or study and office. There is also a sitting/dining room, modern kitchen breakfast room and utility room. The family room benefits from bi-fold doors on two sides as well as vaulted ceiling and wood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

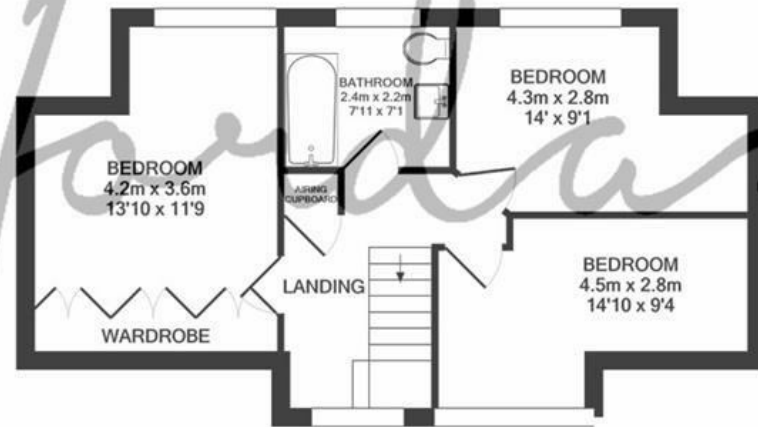
The property further benefits from double glazing, gas central heating and off road parking for several vehicles.

- 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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## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: E

## 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