



43 CHYNGTON ROAD, SEAFORD, EAST SUSSEX, BN25 4HP

£675,000



A charming four bedroom detached family home situated in an extremely desirable location, south of the A259 and within close level walking distance of Seaford Head golf course and South Downs national park. Seaford town centre, railway station and bus services are within 1.5 miles distance, local primary and secondary schools, and leisure centre are located nearby.

This detached chalet bungalow consists of an entrance porch, living room, dining room, two double bedrooms, and a bathroom on the ground floor. On the first floor are two more double bedrooms and a bathroom. One of the bedrooms upstairs enjoys pleasant views over the garden and toward Seaford Head.

The private south facing rear garden is mainly laid to lawn with tree and shrub planting, and extends to approximately 100ft. The property further benefits from a detached garage and off-road parking via carriage-style driveway.

Further benefits include gas central heating, uPVC double glazing and being sold with no onward chain.

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- SOUTH FACING GARDEN EXTENDING TO APPROXIMATELY 100FT
- SITUATED IN THE SOUTH EAST CORNER OF SEAFORD
- BATHROOM ON EACH FLOOR
- CARRIAGE-STYLE DRIVEWAY AFFORDING OFF ROAD PARKING FOR SEVERAL VEHICLES
- CLOSE TO SEAFORD HEAD GOLF COURSE AND DOWNLAND WALKS
- CLOSE PROXIMITY TO SECONDARY SCHOOL.
- VIEWS TOWARD SEAFORD HEAD
- DETACHED GARAGE









## 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