



SOUTH WAY, SEAFORD, EAST SUSSEX, BN25 4JG

£1,500,000



A rare opportunity to acquire this substantial detached tudor style residence.  
Chyngton Rise is set back from the road at the head of South Way, and is approached via a long carriage driveway.

Its unique position is adjacent to miles of downland and the famous South Downs National Park.

The accommodation is arranged over three floors, in excess of 5000 square feet with some rooms enjoying excellent views towards Seaford town and across the Downs from the rear elevation.

The ground floor accommodation consists of a large reception hallway which leads into an open study area. There is a good sized sitting room, conservatory, dining room, breakfast room and spacious kitchen with large pantry. From a side lobby there is access to a laundry room, further storage area and W.C.

On the first floor are seven bedrooms and two bathrooms.

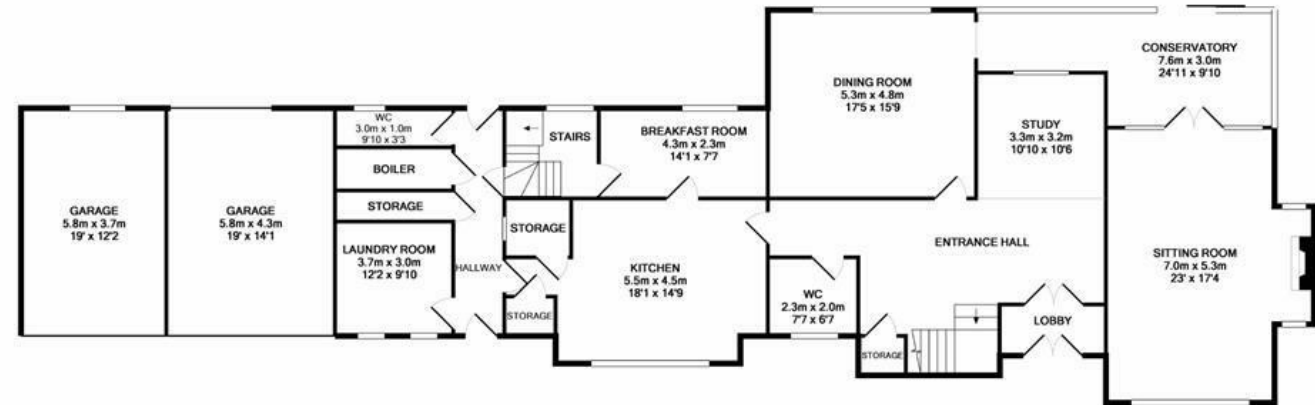
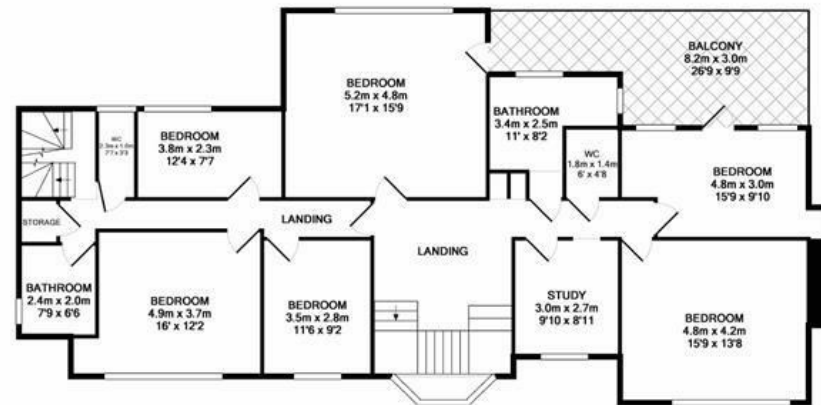
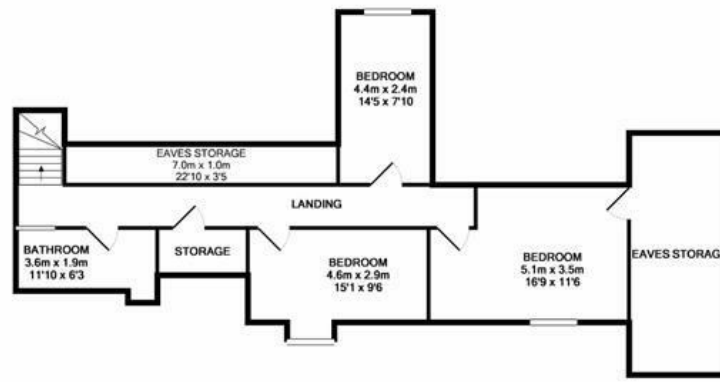
The third floor comprises three bedrooms, bathroom and ample eaves storage.

Externally, there are substantial grounds to the front and rear of the property, together with two garages and ample off road parking.

In need of modernisation throughout.

- DETACHED TUDOR STYLE RESIDENCE IN NEED OF MODERNISING
- EXCELLENT DOWNLAND VIEWS
- TEN BEDROOMS
- THREE BATHROOMS
- SITTING ROOM, DINING ROOM, BREAKFAST ROOM AND CONSERVATORY
- KITCHEN AND LAUNDRY ROOM
- TWO GARAGES
- IN EXCESS OF 5000 SQUARE FEET
- EXPANSIVE FRONT AND REAR GARDENS
- CARRIAGE DRIVEWAY





TOTAL APPROX. FLOOR AREA 474.5 SQ.M. (5107 SQ.FT.)

While 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.

Made with Metropix (2015)





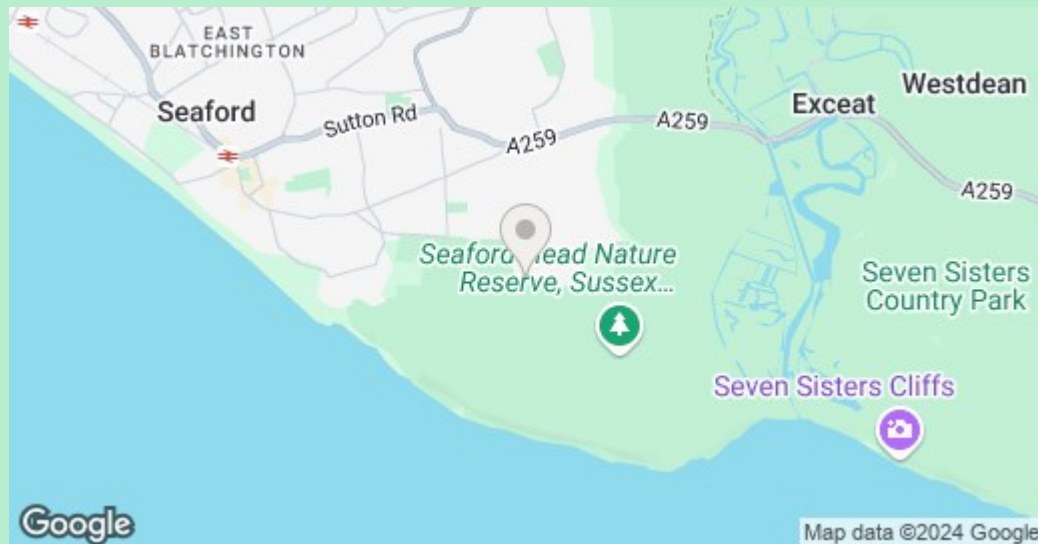
## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: F



## 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