



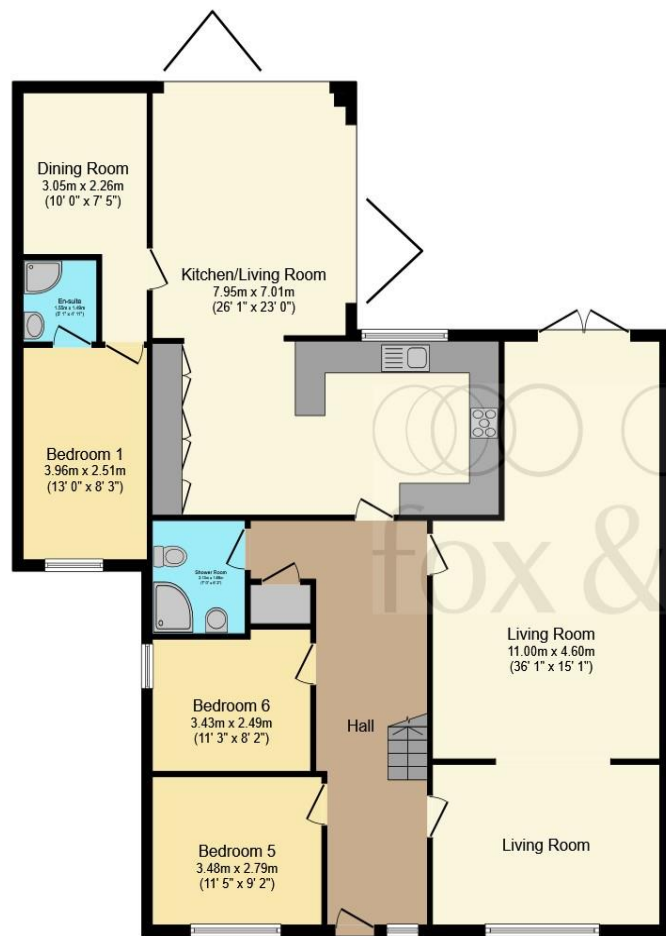
Chyngton Abbas Chyngton Lane North, Seaford BN25 3UU

welcome to

Chyngton Abbas Chyngton Lane North, Seaford

This stunning six bedroom house is perfect for those looking for space and tranquility, it has stunning views along the south downs and in a perfect set back area. The home is modern and stylish having the perfect mix for comfort and entertainment.





Ground Floor



First Floor

Lounge

36' 1" x 15' 1" (11.00m x 4.60m)

Kitchen

26' 1" x 23' (7.95m x 7.01m)

Utility

10' x 7' 5" (3.05m x 2.26m)

Bathroom

Bedroom 1

13' x 8' 3" (3.96m x 2.51m)

Bedroom 2

14' x 12' 1" (4.27m x 3.68m)

Bedroom 3

14' 8" x 7' 8" (4.47m x 2.34m)

Bedroom 4

14' x 9' 2" (4.27m x 2.79m)

Bedroom 5

11' 5" x 9' 2" (3.48m x 2.79m)

Bedroom 6

11' 3" x 8' 2" (3.43m x 2.49m)

Bathroom

Bathroom

Total floor area 208.2 m² (2,241 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Chyngton Abbas Chyngton Lane North, Seaford

- UNINTERRUPTED VIEWS TO THE SOUTH DOWNS AND SEA
- SIX BEDROOMS
- OPEN PLAN LIVING AND DINING
- MODERN AND STYLISH
- PRIVATE NO THROUGH ROAD

Tenure: Freehold EPC Rating: D
Council Tax Band: E

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SEA108765



Property Ref:
SEA108765 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 899116



Seaford@fox-and-sons.co.uk



1 Clinton Place, SEAFORD, East Sussex, BN25 1NL



fox-and-sons.co.uk