



21 Chyngton Road, Seaford, East Sussex, BN25 4HL

ROWLAND
GORRINGE

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£1,400,000

A stunning Edwardian half tile hung detached house retaining much of its original charm and character whilst having been modernised. Located within the highly sought after South East quarter of Seaford, the property has an infinity style garden looking over Seaford Head and its Golf Course.

An attractive and impressive house with light, versatile living. With generous accommodation throughout offering 5 reception areas and 5 double bedrooms. A lovely tiled hexagonal entrance porch leads into the reception hall with working wood burner and currently set with seating. An impressive living/dining room, with bisecting wooden bi fold doors, both have attractive bay windows with seating to take advantage of the infinity garden view to Seaford Head. The study, has a feature fireplace, stripped wooden floorboards and bay window into the rear garden. The dual aspect 20' kitchen/breakfast room has stairs leading to the cellar and a door through to the sizeable utility/boot room with side onto the driveway, as well as the downstairs cloakroom/wc. The cellar is painted throughout, with 2 separate rooms and partially shelved – ideal for storage.

The original wide staircase leads

upstairs with its 5 double bedrooms, family bathroom with separate walk-in shower, bathroom to the master bedroom, 2 further separate wc's and a walk-in airing/boiler cupboard.

Outside the attractively landscaped gardens with infinity style view, wraps around the property to 3 elevations and has been lovingly tended by the current owner. There are several seating areas, established flower/shrub beds and borders alongside many mature trees. To the side is a drive/hardstanding for several vehicles as well as a double garage with electric up/over door and access to a workshop/garden store to the rear.

Chyngton Road runs along the base of Seaford Head (and golf course) and is one the premier roads in Seaford. Surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.









Porch

Reception Hall

Dining Room

21'5" x 12'11" (6.55m x 3.96m)

Living Room

20'2" x 14'0" (6.15m x 4.27m)

Study

17'5" x 10'11" (5.33m x 3.35m)

Kitchen/Breakfast Room

20'6" x 13'10" (6.25m x 4.24m)

Utility/Boot Room

12'0" x 11'6" (3.68m x 3.51m)

Cloakroom/WC

Cellar

15'8" x 12'0" (total) (4.80m x 3.66m (total))

First Floor Landing

Bedroom 1

20'6" x 12'11" (6.25m x 3.96m)

En-Suite Bathroom/wc

Bedroom 2

13'3" x 12'0" (4.06m x 3.66m)

Bedroom 3

14'9" x 9'8" (4.5m x 2.97m)

Bedroom 4

12'0" x 11'6" (3.68m x 3.53m)

Bedroom 5

12'7" x 9'1" (3.84m x 2.77m)

Family Bathroom/wc

Separate WC

Separate WC

Walk-in Airing Cupboard

Double Garage

20'0" x 18'0" (6.10m x 5.49m)

Workshop/Garden Store

20'0" x 8'9" (6.10m x 2.69m)

Drive

Gardens

Council Tax Band: G

EPC: D







Rowland Gorringe Estate Agents
 Station Approach, Seaford, East Sussex, BN25 2AR
01323 490680

hello@rowlandgorringe.co.uk
 rowlandgorringe.co.uk

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