



Flat 1, 25 Chyngton Road, Seaford, East Sussex, BN25 4HN

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Seaford

East Sussex
BN25 4HN

£325,000

A well presented two bedroom ground floor apartment with magnificent golf course views, covered veranda and garage. No onward chain.

The apartment is situated on the ground floor of this stunning converted house, having its own private entrance door leading to entrance hall. The lounge has a feature fireplace and French doors leading to covered veranda offering beautiful golf course views. Kitchen with integrated appliances, two bedrooms and bathroom. Outside there is a private garage, shared shed and communal gardens.

Surrounded by the South Downs National Park, Seaford, has over two miles of uncommercialised promenade and beach, and offers a wide range of shopping facilities, a choice of restaurants, cafes and bars. There are nursery, primary, secondary schools and a 6th form college. Seaford also boasts 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. The 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.

NB: Flat 1 is responsible for 20% of the costs associated with repairs and maintenance as per the lease.



- Ground Floor Flat
- Beautiful Golf Course Views
- Garage
- Well Presented
- Viewing by Appointment Only
- Two Bedrooms
- No Onward Chain
- Communal Gardens
- Share of Freehold
- Character Throughout



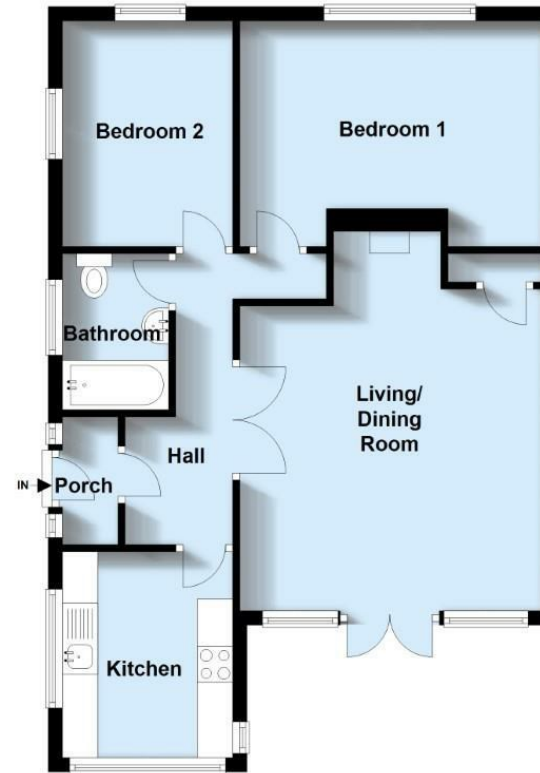
Hall
Living Room 4.90m x 4.24m (16'1" x 13'11")
Kitchen 2.84m x 2.39m (9'4" x 7'10")
Bedroom 1 4.24m x 3.48m (13'11" x 11'5")
Bedroom 2 3.15m x 2.39m (10'4" x 7'10")
Bathroom/WC
Garage
Council Tax Band: B
EPC Rating: D
25% Share of Freehold
Leasehold: Approx. 135 years remaining.
Maintenance: £172.00 per quarter

Communal Gardens
Shed





Approx. 61.0 sq. metres (656.5 sq. feet)



Total area: approx. 61.0 sq. metres (656.5 sq. feet)

Please note these plans are for identification purposes only and may not be to scale.
Plan produced using PlanUp.

Rowland Gorringe Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

seaford@rowlandgorringe.co.uk
www.rowlandgorringe.co.uk



Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

