



151 Chyngton Lane, Seaford, East Sussex, BN25 4BL

ROWLAND
GORRINGE

151 Chyngton Lane
Seaford

East Sussex
BN25 4BL

Guide Price £499,950

A rare opportunity to acquire a charming, Grade II listed, two bedroom, semi detached flint cottage, understood to date back to the 19th century.

The deceptively spacious and beautifully presented accommodation is arranged over two floors with the ground floor having a welcoming entrance hall, cosy lounge with wood burning stove, cloakroom and access to the first floor. The impressive open plan kitchen dining room is a more recent extension offering a wealth of space and light. The kitchen area has matching wall and base cupboards, work surface, space and plumbing for appliances. Patio doors lead onto the rear. On the first floor are two double bedrooms and a shower room.

The rear is mainly laid to lawn with flower and hedge planting. Brick paved path and patio. Timber shed and wood store. Mature tree. The front has brick paved off road parking. Gated side access to rear.

Additional features and benefits include, solid fuel stove, gas fired heating, secondary glazing, thumb latched inner doors and oak flooring to kitchen dinner and lounge.

Chyngton Lane, a private no through access road which runs alongside the South Downs farmland. Access to the property is from the main A259. Idyllically located for charming and stunning countryside walks to the Cuckmere Valley, South Downs and Seaford Head. Seaford town centre benefits from a wide range of shopping facilities, beach with uncommercialised promenade, railway station with direct links to London Victoria and bus services to Eastbourne and Brighton, The town is surrounded by the South Downs National Park and English Channel providing numerous recreational facilities including two golf courses and a Sailing club.



- Character Property
- Grade 2 Listed
- Stunning Kitchen Diner
- Outskirts of Town
- Close to Bus Routes
- Modern Twist
- Two Bedrooms
- Sought after Location
- Close to Countryside
- No Onward Chain



Entrance Hall

Cloakroom

Kitchen/Diner 7.54m x 5.94m (24'9" x 19'6")

Lounge 5.77m x 4.14m (18'11" x 13'7")

Landing

Bedroom One 4.14m x 2.95m (13'7" x 9'8")

Bedroom Two 2.62m x 2.36m (8'7" x 7'9")

Shower Room 2.79m x 2.59m (9'2" x 8'6")

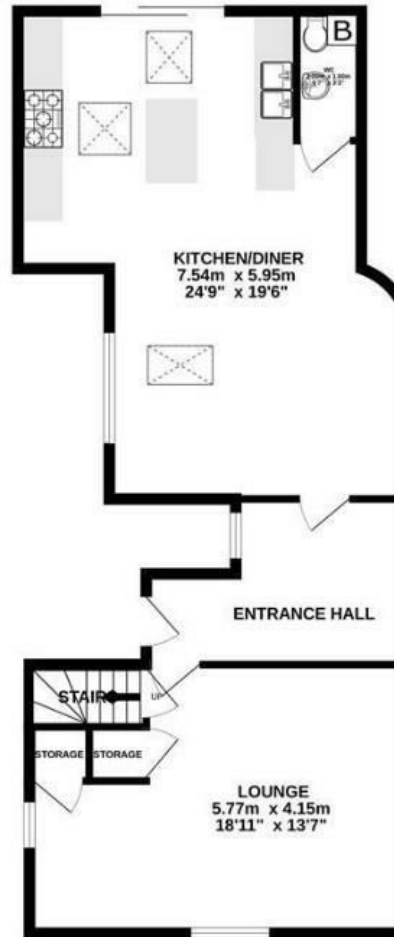
Rear Garden

Council Tax Band - TBC

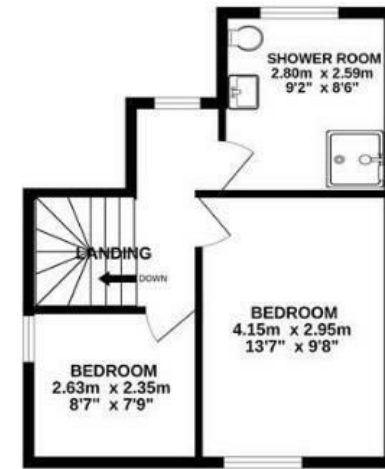




GROUND FLOOR
69.6 sq.m. (749 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (348 sq.ft.) approx.



Rowland Gorrington Estate Agents

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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.

