



43 Chyngton Road, Seaford, BN25 4HP

# 43 Chyngton Road Seaford BN25 4HP

## £640,000

A versatile and spacious four double bedroom detached house located on one of Seaford's most premier roads, further benefits include a 100ft south facing rear garden, close proximity to picturesque walks and no ongoing chain.

The house is light and bright throughout being deceptively spacious, offering scope to modernise and extend subject to relevant planning regulations. The internal accommodation briefly comprises; porch leading to the welcoming entrance hall, dual aspect living room with beautiful views over the south facing garden, double doors opening onto the dining room which opens on the kitchen and further offers access onto the rear garden. The kitchen requires some updating but is in working order with space and plumbing for washing machine and tumble dryer, gas oven, window to the side and side access. There are two bedrooms and a family bathroom on the ground floor, whilst to the first floor there are a further 2 double bedrooms and a bathroom. The master suite further benefits from Seaford Head views.

The front garden is low maintenance offering ample off road parking leading the garage, whilst the stunning rear garden is level, secluded and the favoured southerly aspect, mainly laid to lawn with remainder pond and patio seating area.

Chyngton Road runs along the base of Seaford Head (and golf course) and is one of 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.



- Detached House
- Versatile Accomodation
- Seaford Head Views
- Garage
- Four Double Bedrooms
- Approx. 100ft Rear Garden
- Ample Off Road Parking
- Sought After Location
- No Ongoing Chain
- Scope to Modernise



Entrance Porch

Entrance Hall

Kitchen 3.18m x 4.32m (10'5" x 14'2")

Dining Room 3.18m x 3.07m (10'5" x 10'1")

Living Room 6.02m x 4.19m (19'9" x 13'9")

Bedroom Three 3.15m x 4.60m (10'4" x 15'1")

Bedroom Four 3.43m x 2.59m (11'3" x 8'6")

Bathroom

Landing

Bedroom One 3.68m x 4.55m (12'1" x 14'11")

Bedroom Two 3.68m x 4.11m (12'1" x 13'6")

Bathroom

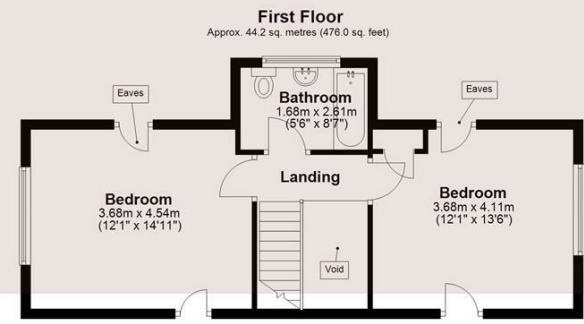
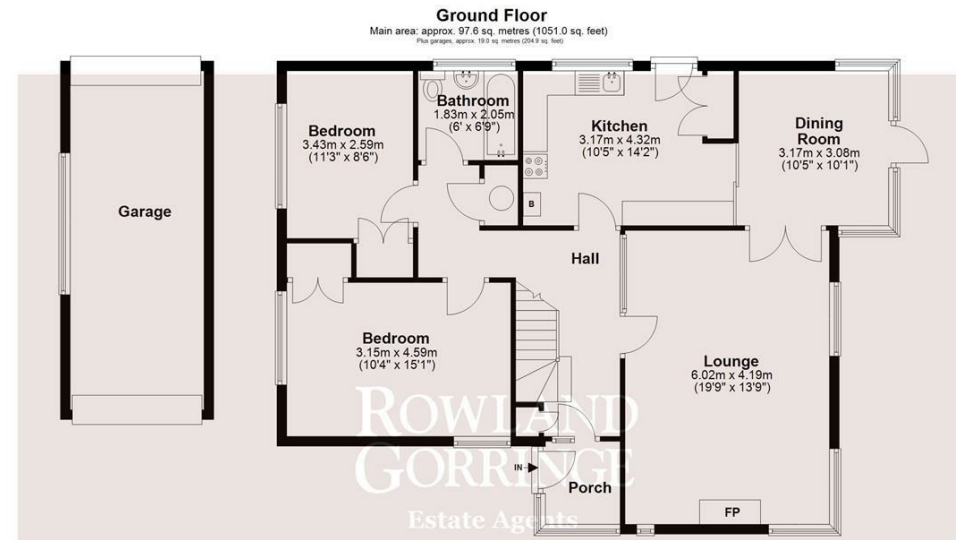
Rear Garden

Garage

EPC: D

Council Tax Band: E





Main area: Approx. 141.9 sq. metres (1526.9 sq. feet)  
Plus garages, approx. 19.0 sq. metres (204.9 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.

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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.

