



51 Chyngton Gardens, Seaford, BN25 3RS

ROWLAND
GORRINGE

51 Chyngton Gardens, Seaford, BN25 3RS

£665,000

An imposing and beautifully presented three double bedroom detached family house being within close proximity to local primary school, shop and bus routes. Further benefits include a south west facing landscaped garden, off road parking for 2 cars and garage.

This stunning house has been improved to an exceptionally high standards by the current owners with internal accommodation comprising, spacious and welcoming entrance hall, dual aspect sitting room with wood flooring, high ceilings, wood burner with surround and patio doors leading onto the garden. The immaculate and impressive open plan kitchen diner is 23' in length having matching wall and base cupboards, butler style sink, gas hob, central island with seating around, window to the side aspect and 2 sets of Bi-Fold doors which open onto the garden patio, giving a real indoor outdoor feel for sunny days. The dual aspect family room and low level wc complete the ground floor.

To the first floor there are three spacious and light double bedrooms with newly fitted wardrobes to bedroom two. The deluxe family bathroom has a freestanding double ended bath, walk in shower cubicle, wash hand basin and low level wc.

The front garden has off road parking for 2 cars, remainder lawn area, side access and garage. The landscaped rear garden is the favoured South westerly aspect being part laid to lawn, remainder spacious patio area and shed.

Chyngton Gardens is conveniently situated for bus services to Eastbourne & Brighton and locally around Seaford, Walmer Road convenience store, Post Office & primary school.

Seaford is surrounded by the South Downs National Park and, with over two miles of un-commercialised promenade and beach, 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. 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.

Seaford is a fantastic town for families, within the town there are 4 primary schools, a large number of nurseries and Seaford Head secondary school which was rated as outstanding by their latest Ofsted judgment.









Entrance Hall

Kitchen/Dining Room

23" x 12'4" (7.01m x 3.76m)

Sitting Room

17'1" x 12'2" (5.21m x 3.71m)

Family Room

13'22 x 12'6" (3.96m x 3.81m)

Cloakroom

Landing

Bedroom One

19'8" x 14'4" (5.99m x 4.37m)

Bedroom Two

13'1" x 12'6" (3.99m x 3.81m)

Bedroom Three

12'8" x 12'4" (3.86m x 3.76m)

Bathroom

Rear Garden

Garage

16'10" x 7'11" (5.13m x 2.41m)

Store Room

EPC: C

Council Tax Band: D





Chyngton Gardens, Seaford, BN25 1SQ

Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 152.2 sq m / 1638 sq ft

(Excluding Store)

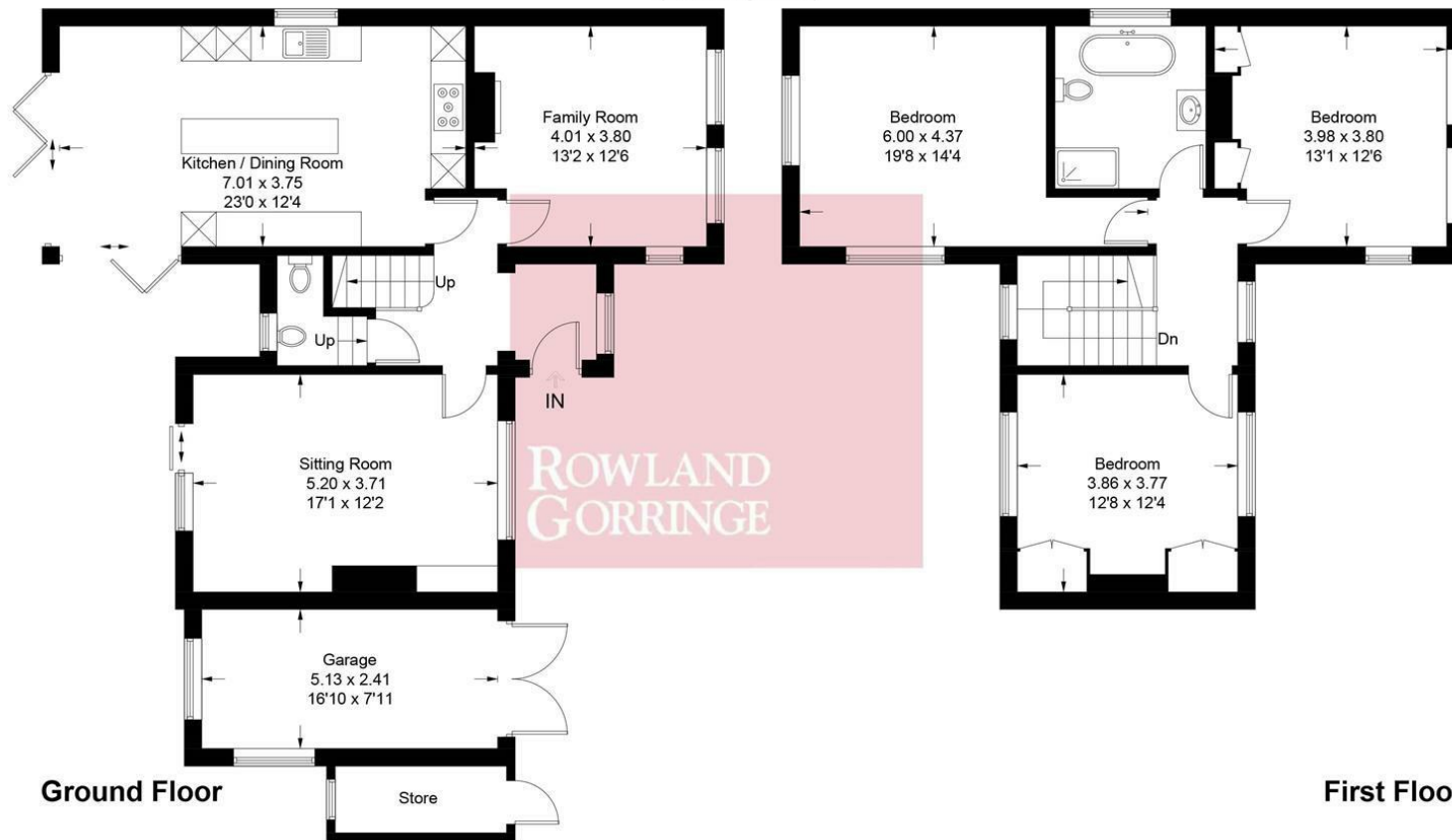


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

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.

**ROWLAND
GORRINGE**