



17 Chyngton Gardens, Seaford, BN25 3RR

## 17 Chyngton Gardens, Seaford, BN25 3RR

**£550,000**

A light and bright three bedroom detached family home benefiting from picturesque and distant sea views, south west facing rear garden, garage and no ongoing chain.

Built circa 1927, boasting a wealth of charm and character features throughout with internal accommodation comprising; Covered entrance leading to the welcoming and spacious inner hall, with under stairs cupboard space. The dining room is to the front of the house with bay window over looking the pretty front garden, fire and surround. The delightful sitting room has a gas fire with impressive brick surround and door leading onto the sun room which further overlooks and leads onto the rear garden via the French doors. The dual aspect kitchen has matching wall and base cupboards, space and plumbing for appliances, window to the side and rear, plus door leading onto the utility room with further sink and space for washing machine. A further door leads onto the secluded side garden.

To the first floor there are three bedrooms and a family bathroom with separate WC. The master bedroom offers far reaching sea and downland views. Access to the large loft space is located from the landing via a loft ladder. The boiler can also be found in the loft.

Outside to the front there is off road parking leading to the garage and remainder laid to lawn with path leading to the front door. The mature rear garden is the favoured south

west aspect being mainly laid to lawn with remainder patio seating area and gated side access.

This beautiful family house has a real homely feel with an abundance of period features throughout including high ceilings, picture rails, panelled internal doors and carefully conserved double glazed leaded light windows.

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**

**Dining Room**

15'5" x 12'11" (4.70m x 3.94m)

**Sitting Room**

13'6" x 11'11" (4.11m x 3.63m)

**Sun Room**

12'2" x 6" (3.71m x 1.83m)

**Kitchen/Breakfast Room**

16'8" x 8'1" (5.08m x 2.46m)

**Utility Room**

**First Floor Landing**

**Bedroom One**

15'11" x 11'11" (4.85m x 3.63m)

**Bedroom Two**

13'6" x 11'11" (4.11m x 3.63m)

**Bedroom Three**

8'7" x 8" (2.62m x 2.44m)

**Bathroom**

**Separate WC**

**Front & Rear Garden**

**Garage**

15'6" x 10'2" (4.72m x 3.10m)

**EPC: D**

**Council Tax: E**





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Approximate Gross Internal Area = 121.1 sq m / 1303 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 136.2 sq m / 1465 sq ft

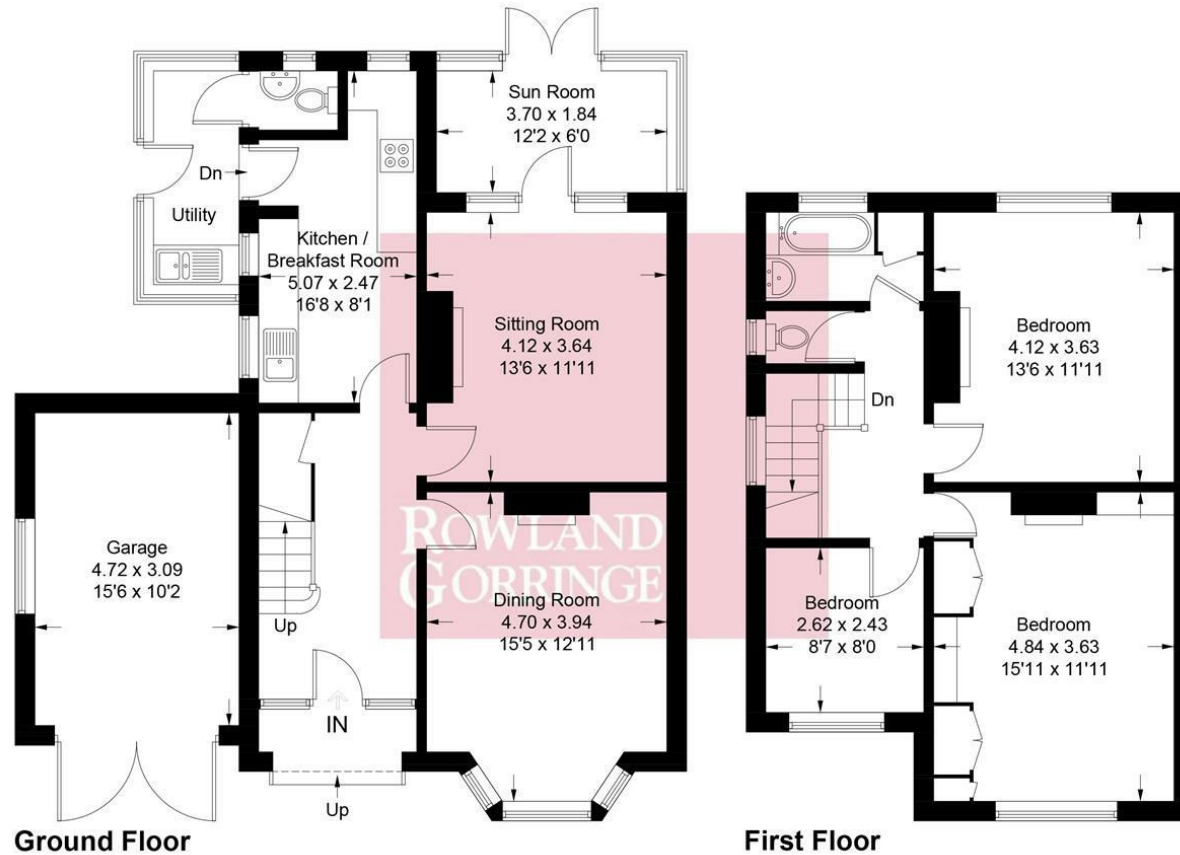


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024

## 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.

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