



Meadows Chyngton Lane North, Seaford, BN25 3UU

ROWLAND
GORRINGE

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£635,000

An immaculately presented and extended detached bungalow backing onto open countryside offering the most spectacular views over rolling countryside, Cuckmere Haven and the sea.

Meadows has been beautifully renovated and extended to a high standard by the current owners with internal accommodation comprising; welcoming entrance hall, light and bright living room with bay window and open fire place with brick surround. The impressive open plan kitchen diner is a recent extension which offers under floor heating, sky lights and french doors which open up onto the garden. The kitchen has matching wall and base cupboards, integrated appliances, space for Rangemaster and central island with further storage.

Nb. Please note there is currently planning permission (LW/23/0418) for Erection of rear dormer.

To the front the carriage driveway offers ample off road parking being low maintenance. The rear garden is approximately 70' in length being mainly laid to lawn with patio seating area, variety of shrubs and a raised decking area which boasts stunning and uninterrupted views over rolling

countryside, Cuckmere Haven and the sea. Three bedrooms and a modern family bathroom complete in the internal accommodation.

Chyngton Lane North is a private no through road backing onto open countryside and the stunning National Trust owned Cuckmere Valley, within the highly desirable south east quarter of Seaford and is adjoining delightful countryside walks over the picturesque and spectacular Cuckmere Valley.

Seaford town centre, Railway station and the seafront are all within approximately one and a half miles. The town has a wide range of shopping facilities, schools for all ages, choice of restaurants, cafes and bars. There are two golf courses, a leisure centre, tennis, bowls, rugby, cricket and sailing clubs, plus fishing, cycling and many other recreational facilities. The railway station offers a service to London (Victoria 90 minutes). Regular bus services are available to Eastbourne, Brighton and outlying villages. The larger coastal resorts of Eastbourne and Brighton are approximately 10 and 13 miles respectively and Gatwick airport 42 miles.

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 Porch

Entrance Hall

Kitchen/Dining Room

19'7" x 18'1" (5.97m x 5.51m)

Living Room

21'4" x 13" (6.50m x 3.96m)

Inner Hall

12'3" x 10'5" (3.73m x 3.18m)

Bedroom One

15'9" x 8'4" (4.80m x 2.54m)

Bedroom Two

14'7" x 8'4" (4.45m x 2.54m)

Bedroom Three

10'5" x 9'5" (3.18m x 2.87m)

Bathroom

Rear Garden

EPC: C

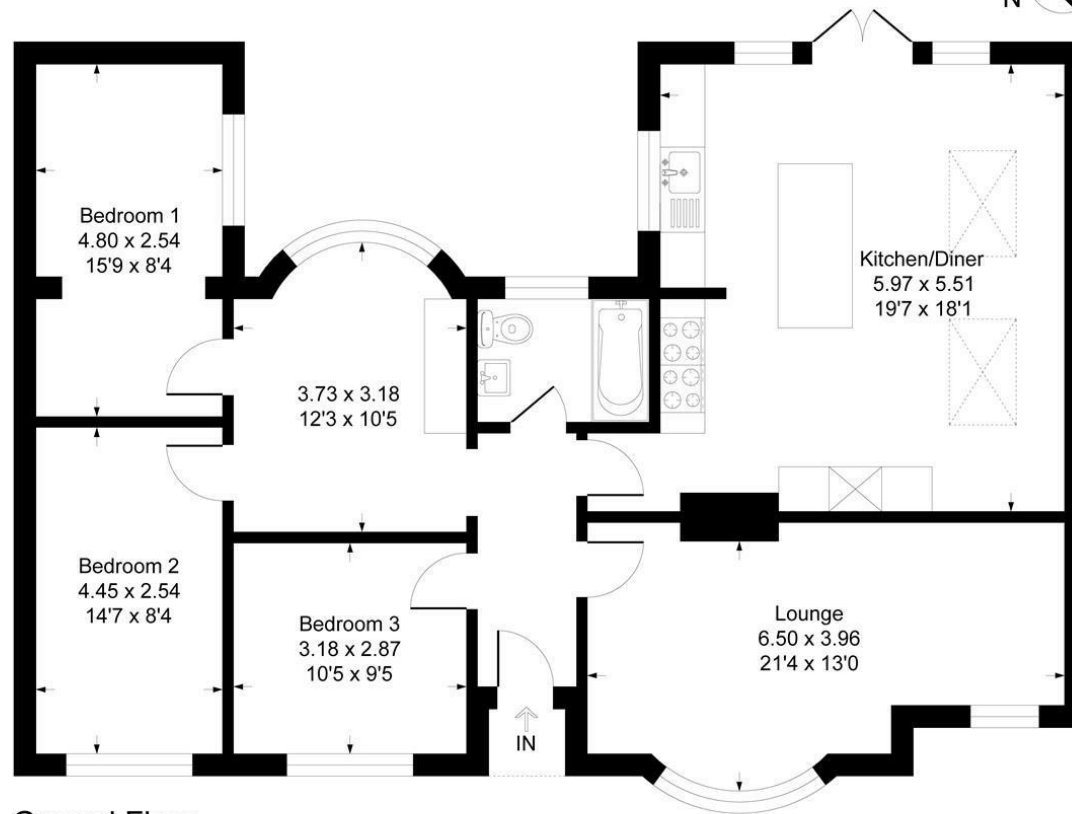
Council Tax Band: E





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Approximate Gross Internal Floor Area = 111.79 sq m / 1203 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrings 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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