



2 Chyngton Gardens, Seaford, East Sussex, BN25 3RP

ROWLAND
GORRINGE

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Offers In Excess Of £800,000

A beautifully presented four bedroom character house with further one bedroom self contained annex. Ideally situated on a generous plot within close proximity to bus services and local shops.

Built in the 1920's being improved by the current owners to a high standard whilst still boasting a wealth of charm and character throughout.

The main house is light and bright with spacious internal accommodation comprising; welcoming entrance hall, front facing lounge with bay window and open fire with surround. The impressive open plan kitchen dining area has a range of matching wall and base cupboards, granite work tops extend to incorporate a 5 ring gas hob and a breakfast bar, Integrated appliances include full height refrigerator and separate freezer, dishwasher and a two Neff combination oven/microwave. Within the dining area there is a fitted log burner, room for table and chairs and double doors that open onto a pitched roof conservatory with additional door to the veranda.

The modern shower room and separate utility room can also be found on the ground floor.

To the first floor there are four double bedrooms, master suite with en-suite shower room and further modern deluxe wet room with fitted suite, tiled flooring and a digitally controlled Mira shower.

The self contained annex comprises; fitted kitchen with integrated appliances, sitting room, southerly aspect conservatory with access to the generous side and rear garden. Stairs lead to the first floor landing leading to a spacious bedroom with mirror fronted wardrobes. There is also a fitted shower room and a handy storage cupboard.

To the front there is ample off road parking leading the double garage, whilst the well established and secluded rear garden is mainly laid to lawn, remainder bushes and trees, vegetable plot, summerhouse, greenhouse, and timber sheds. To the side of the property there is pond with water feature, plenty of patio seating areas and side flint boundary wall.

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

21'3" x 17" (6.48m x 5.18m)

Veranda

Lounge

14'1" x 13" (4.29m x 3.96m)

Shower Room

7'7" x 5'8" (2.31m x 1.73m)

Conservatory

11'9" x 8'8" (3.58m x 2.64m)

Landing

Bedroom One

17" x 10'4" (5.18m x 3.15m)

En-Suite

Bedroom Two

11'11" x 10'11" (3.63m x 3.33m)

Bedroom Three

13" x 12'4" (3.96m x 3.76m)

Bedroom Four

9'4" x 9'3" (2.84m x 2.82m)

Shower Room

Rear Garden

Storage

Office/Gym

16'4" x 7'11" (4.98m x 2.41m)

Annex -

Entrance Hall

Kitchen

12'2" x 8'9" (3.71m x 2.67m)

Lounge

13'11" x 12'11" (4.25m x 3.96m)

Conservatory

9'2" x 8'8" (2.79m x 2.64m)

Landing

Bedroom

13'11" x 12'11" (4.25m x 3.96m)

Shower Room

EPC - C

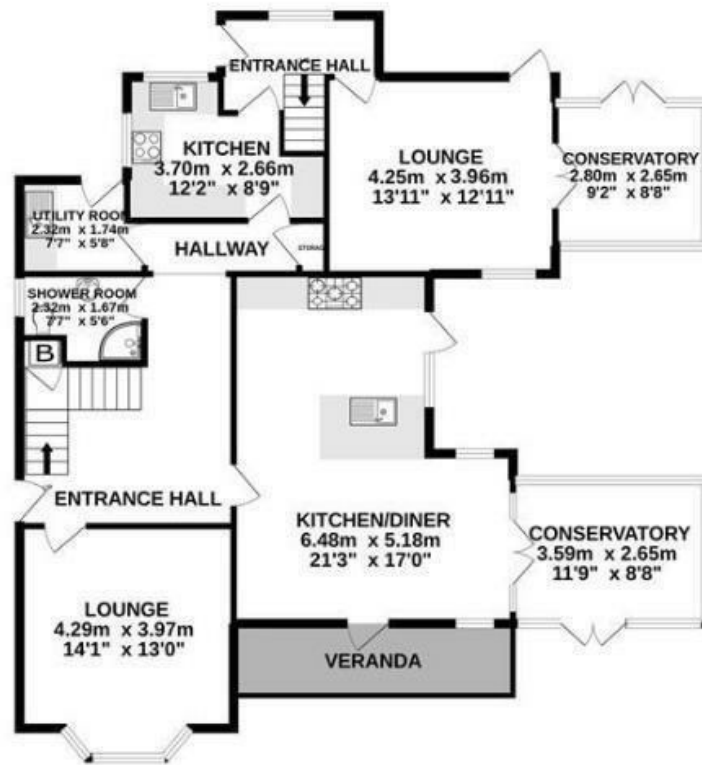
Council Tax Band - F



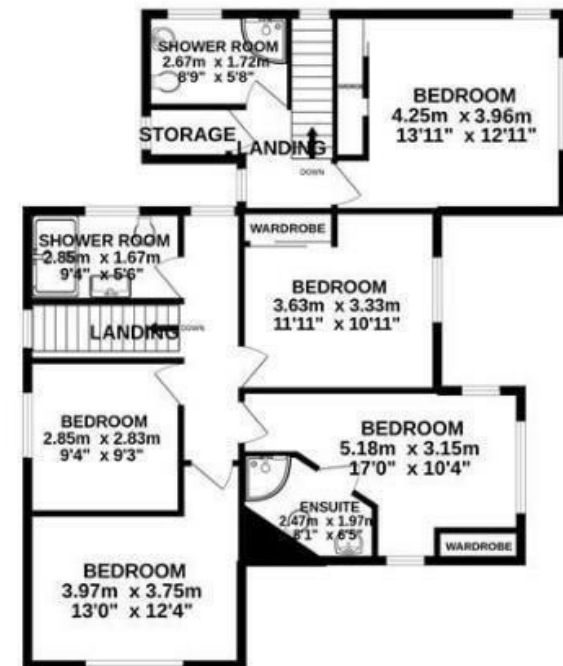




GROUND FLOOR
144.5 sq.m. (1555 sq.ft.) approx.



1ST FLOOR
87.6 sq.m. (943 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.

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