



61 Chyngton Way, Seaford, BN25 4JE

ROWLAND  
GORRINGE



**61 Chyngton Way,  
Seaford, BN25 4JE**

**£699,950**

A well presented and spacious detached house over looking picturesque downland in one of Seaford's most sought after locations. The property has the added bonus of a private indoor swimming pool complex.

Internally the house offers light and bright accommodation briefly comprising a welcoming and spacious reception hall, a lounge overlooking fields to the front, an open plan kitchen with granite working surfaces and a dining room area and french doors leading to a utility room which further opens onto a peaceful snug. From the reception hall there is a spiral staircase to the first floor with a large principal bedroom with built in wardrobes, a dressing room and en suite - there are two further double bedrooms with bedroom one and three enjoying outstanding

uninterrupted farmland views. The family bathroom is fully tiled including the heated tiled floor and has a separate shower cubicle. Other benefits include a modern gas central heating system, replacement upvc double glazing and exterior fittings.

There is a 35'11 x 18'6" brick built swimming pool complex with a heated pool (can be used as a cold water pool), a separate plant room with gas boiler and an adjoining changing room with fitted shower room and wc, The rear garden is low maintenance comprising of patio and pebble areas. The driveway provides ample off road parking that leads to a 18'2" x 15'7 integral double garage.

Chyngton Way is undoubtedly one of Seaford's most sought after roads and forms part of the popular south east corner - this particular property is located opposite open fields and enjoys interrupted views towards National Trust Farmland. There are numerous countryside walks including the Cuckmere Valley/Estuary as well as Seaford Head and the famous Coastguard Cottages.

















**Entrance Hall**

**Kitchen**

12'10" x 8'6" (3.91m x 2.59m)

**Utility Room**

10'3" x 7'3" (3.12m x 2.21m)

**Dining Room**

20'4" x 10'7" (6.20m x 3.23m)

**Snug**

9'7" x 7'3" (2.92m x 2.21m)

**Lounge**

13'4" x 11'6" (4.06m x 3.51m)

**Store**

5'1" x 5'6" (1.55m x 1.68m)

**Utility**

5'6" x 4'2" (1.68m x 1.27m)

**Cloakroom**

**First Floor Landing**

**Bedroom One**

15'3" x 13'9" (4.65m x 4.19m)

**Dressing Room**

9'7" x 7'0" (2.92m x 2.13m)

**En-Suite**

**Bedroom Two**

11'8" x 10'5" (3.56m x 3.18m)

**Bedroom Three**

11'8" x 10'4" (3.56m x 3.15m)

**Bathroom**

**Rear Garden**

**Garage**

18'2" x 15'7" (5.54m x 4.75m)

**Swimming Pool**

35'11" x 18'6" (10.95m x 5.64m)

**Shower Room**

5'11" x 3'3" (1.80m x 0.99m)

**Changing Room**

5'11" x 5'7" (1.80m x 1.70m)

**Pump Room**

8" x 5'11" (2.44m x 1.80m)

**EPC: D**

**Council Tax Band: F**









## 61 Chyngton Way, BN25 4JE

Approximate Gross Internal Floor Area = 151.52 sq m / 1631 sq ft

Garage Area = 26.25 sq m / 283 sq ft

Outbuilding Area = 9.80 sq m / 106 sq ft

Total Area = 187.58 sq m / 2019 sq ft

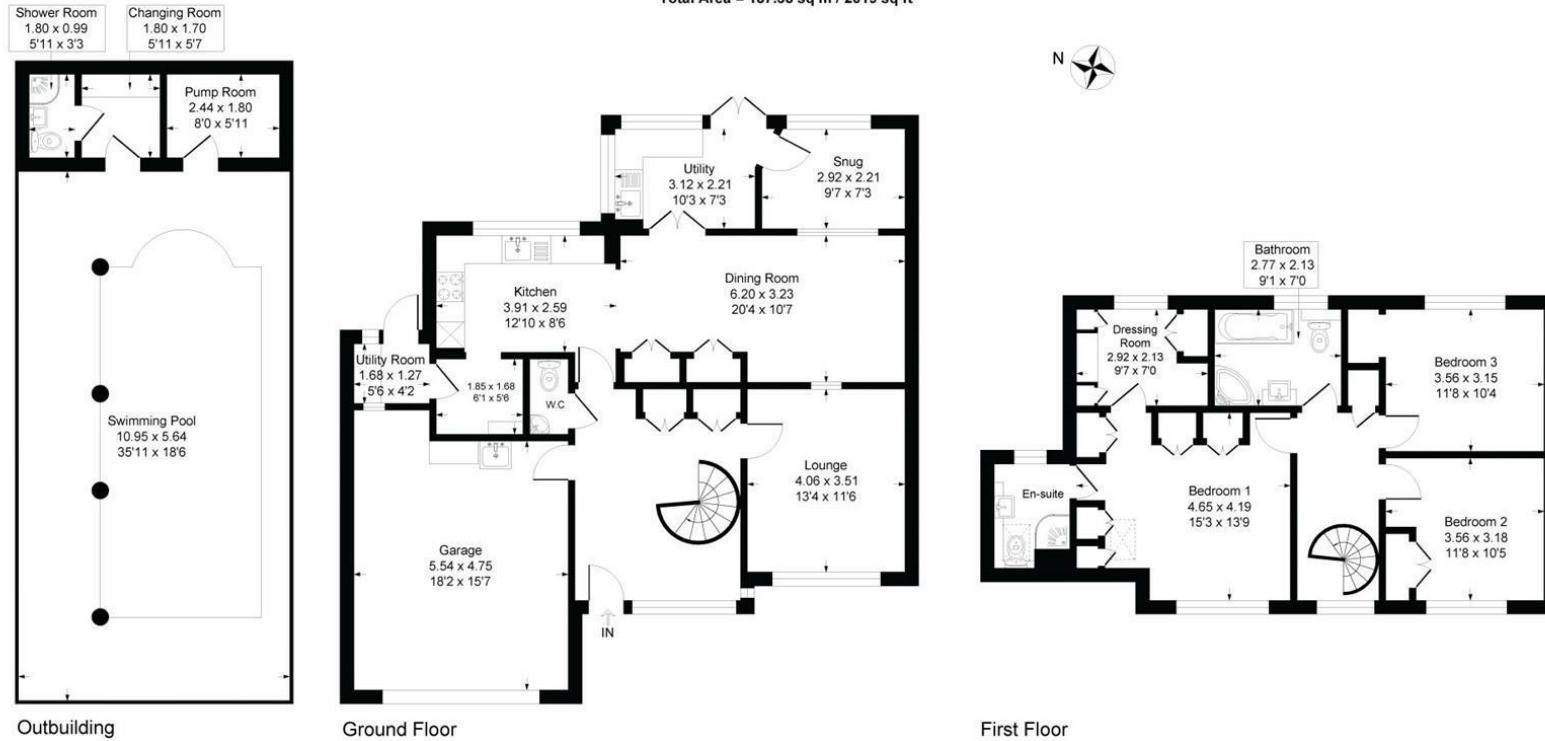


Illustration for identification purposes only, measurements are approximate, not to scale

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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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