



15 Chyngton Way, Seaford, BN25 4JB

ROWLAND
GORRINGE

15 Chyngton Way Seaford BN25 4JB

£675,000

A superb opportunity to own a 4 bedroom detached house in this highly desirable tree lined road located in the highly desirable south east quarter of Seaford.

Previously extended the house boasts 3 good receptions: a 22' through living/dining room with bay window to the front and patio door onto the rear garden: a garden room accessed via french glass doors from the living/dining room and has a door as well as window onto the rear garden: and a study to the front. The kitchen sits to the rear with side door also onto the garden. A cloakroom/wc completes the ground floor accommodation. Upstairs there are 4 bedrooms (with the smallest being a nursery) and a bathroom. The property needs some modernisation and offers a wonderful opportunity to improve and refurbish to your needs.

Outside: the garage has power, up/over garage door to front, as well as a rear window and door to the garden. The rear garden is in excess of 100 foot, predominantly laid to lawn with established shrubs and trees. To the front there is a main lawn with borders and a drive leading to the property for several vehicles.

Chyngton Way is undoubtedly one of Seaford's most sought after roads and forms part of the popular south east corner. There are numerous countryside walks including the Cuckmere Valley/Estuary as well as the famous Coastguard Cottages, Seaford Head and golf course, are all within a few hundred yards. Seaford town centre with its range of shopping facilities, restaurants, coffee/tea houses, railway station, bus services and uncommercialised seafront promenade and beach are all within approximately one and a half miles.

*This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate & must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

*Please note that any services, heating system or appliances have not been tested, & no warranty can be given or implied as to their working order.

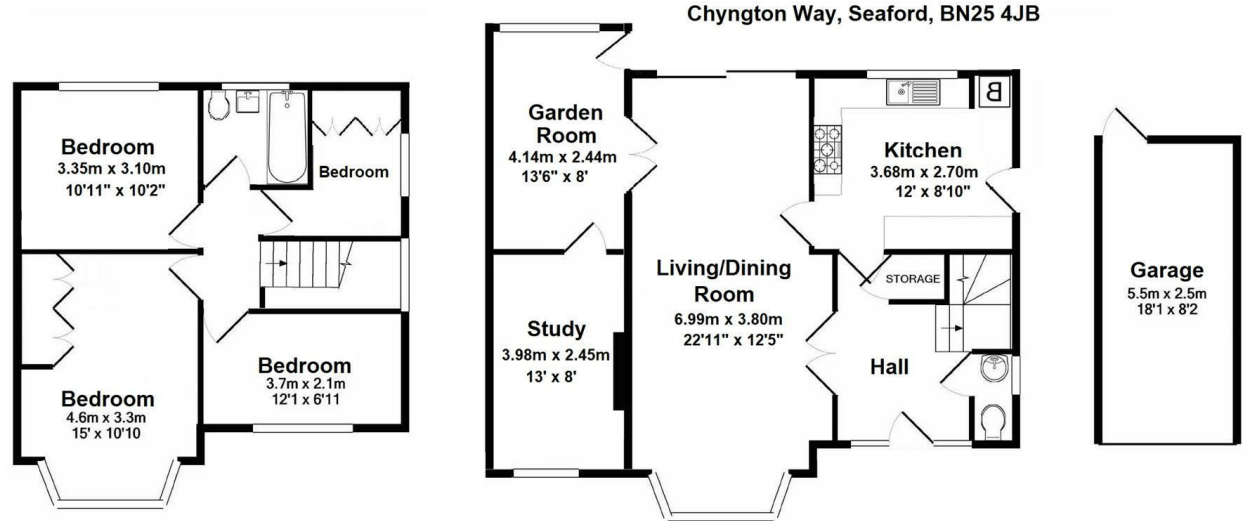


- Detached House
- Extended
- Over 100ft Garden
- Detached Garage
- Tree Lined Road
- 4 Bedrooms
- 3 Receptions
- South East Quarter
- Close to South Downs National Park
- No Onward Chain



Hall	
Kitchen	3.68m x 2.70m (12'0" x 8'10")
Living/Dining Room	6.99m x 3.80m (22'11" x 12'5")
Garden Room	4.14m x 2.44m (13'6" x 8'0")
Study	3.98m x 2.45m (13'0" x 8'0")
Cloakroom/WC	
Landing	
Bedroom	4.60m x 3.34m (15'1" x 10'11")
Bedroom	3.35m x 3.10m (10'11" x 10'2")
Bedroom	3.70m x 2.12m (12'1" x 6'11")
Bedroom	1.99m x 1.80m (6'6" x 5'10")
Bathroom	
Garage	5.5m x 2.5m (18'0" x 8'2")
Drive/Hardstanding	
Front Garden	
Rear Garden	
Council Tax Band: F	
EPC: TBC	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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