



Brass Point Chyngton Lane North, Seaford, BN25 3UU

ROWLAND  
GORRINGE

## Brass Point Chyngton Lane North, Seaford, BN25 3UU

£775,000

A light and deceptively spacious 3 bedroom, 2 reception room detached new build (2025) detached house boasting stunning countryside views.

This 2025 brick built contemporary detached house is one of two recently built by Si-Homes, a well renowned local builder. Built to a high specification through-out, the property boasts an abundance of light and uninterrupted views, Internally the ground floor has a welcoming entrance porch, two bedrooms, family bathroom and ensuite shower room. The open plan kitchen, diner and family room occupies the whole rear of the house with Bi-Fold doors leading onto the rear patio giving open countryside views. The kitchen is sleek and modern with matching wall and base cupboards, integrated appliances and views over the garden onto open countryside. To the first floor there is a stunning living room with vaulted ceiling, full height picture windows with the most beautiful views towards open countryside and the Cuckmere Valley. A further bedroom and shower room completes the internal accommodation.

Outside there is off road parking for 2 cars, remainder lawn, path to front door and rustic split rail fence.

The rear garden is mainly laid to lawn with established trees, remainder being patio seating area and incredible views over countryside towards Cuckmere valley.

NB: The property has underfloor heating to the ground floor and a Air source heat pump.

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 Hall**

**Open Plan Kitchen Diner/  
Family Room**

20'6" x 19'3" max (6.25m x 5.87m  
max)

**Bedroom**

12'7" x 11'3" (3.84m x 3.43m)

**Ensuite Shower**

**Bedroom**

8'8" x 8'7" (2.64m x 2.62m)

**Bathroom**

**Stairs from Hall**

**Living Room**

21'8" x 16'2" (6.60m x 4.93m )

**Bedroom**

12'7" x 12'3" (3.84m x 3.73m)

**Shower Room**

**Front Garden**

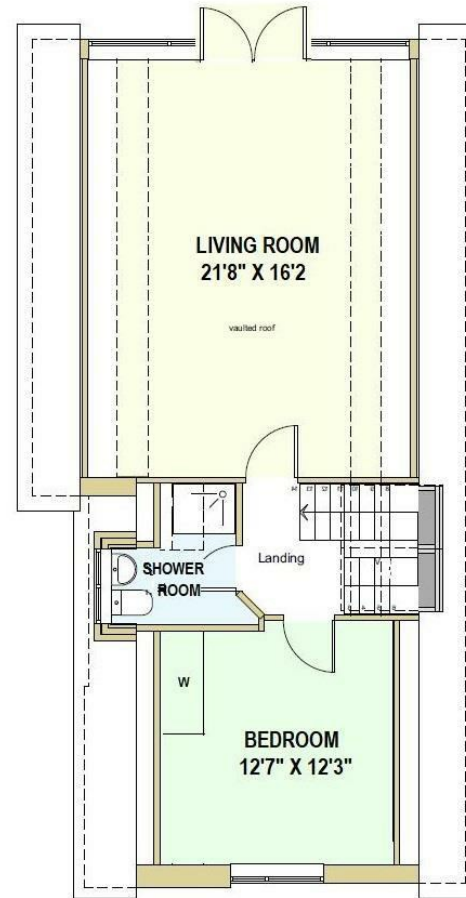
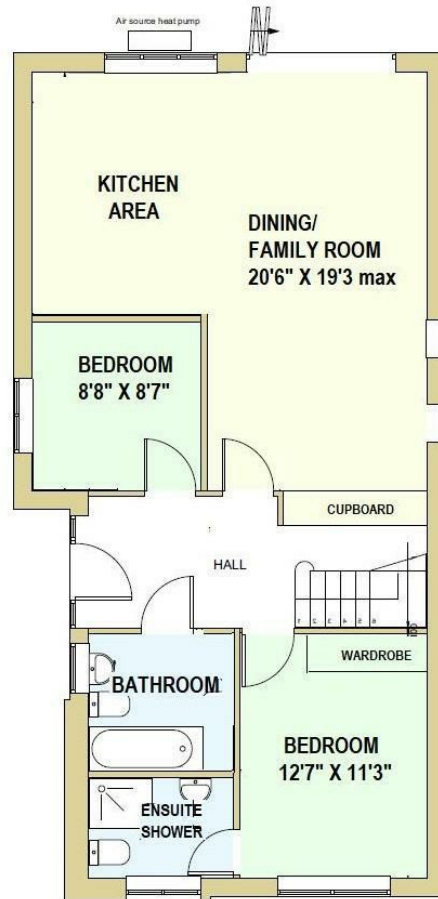
**Rear Garden**

**EPC: TBC**

**Council Tax: TBC**







## 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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