



Greenholm Chyngton Lane, Seaford, BN25 4BS

## Greenholm Chyngton Lane, Seaford, BN25 4BS

**Guide Price £1,000,000**

A substantial 4300 square foot detached house set back from Chyngton Lane, within a plot that is approximately 0.8 of an acre. Potential to improve and no ongoing chain.

Built Circa 1955, this impressive house offers an abundance of light and space throughout. The internal accommodation comprises; Porch leading to the welcoming entrance hall with grand stair case. Three reception rooms including a 20' x 18' dual aspect living room over looking and leading onto the rear garden. A kitchen, utility room and two separate WCs complete the ground floor. The first floor has four double bedrooms and two bathrooms. Access to the attic can be found via the landing.

The 100+ft driveway leads to ample off road parking, garage and further car port.

The sizeable gardens are predominantly south and west

facing being mainly laid to lawn, mature gardens, summer house, variety of trees and shrubs, gated access to both sides of the house.

Greenholm is located on Chyngton Lane, a private no through access road which runs alongside the South Downs farmland. Access to the property is from the main A259. Idyllically located for charming and stunning countryside walks to the Cuckmere Valley, South Downs and Seaford Head. Seaford town centre benefits from a wide range of shopping facilities, beach with uncommercialised promenade, railway station with direct links to London Victoria and bus services to Eastbourne and Brighton, The town is surrounded by the South Downs National Park and English Channel providing numerous recreational facilities including two golf courses and a Sailing club.

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**

10'4" x 3'8" (3.15m x 1.12m)

**Entrance Hall**

**Living Room**

20'11" x 18'4" (6.38m x 5.59m)

**Dining Room**

17" x 11'2" (5.18m x 3.40m)

**Kitchen**

18'3" x 11'1" (5.56m x 3.38m)

**Utility Room**

8'11" x 5'7" (2.72m x 1.70m)

**Bedroom Five/Family Room**

13'6" x 11'1" (4.11m x 3.38m)

**W/C**

7" x 5'7" (2.13m x 1.70m)

**Cloakroom**

**First Floor Landing**

**Bedroom One**

20'11" x 14'11" (6.38m x 4.55m)

**Bedroom Two**

16" x 11'2" (4.88m x 3.40m)

**Bedroom Three**

14'1" x 13'8" (4.29m x 4.17m)

**Bedroom Four**

13" x 11'2" (3.96m x 3.40m)

**Bathroom**

10'4" x 7'5" (3.15m x 2.26m)

**Bathroom**

9'9" x 7'11" (2.97m x 2.41m)

**Cupboard**

6'2" x 4'1" (1.88m x 1.24m)

**Attic Room**

42'1" x 22'10" (12.83m x 6.96m)

**Substantial Rear Garden**

**Summer House**

13'9" x 11'4" (4.19m x 3.45m)

**Carport**

18'8" x 17'10" (5.69m x 5.44m)

**Garage**

20" x 16'1" (6.10m x 4.90m)

**EPC: E**

**Council Tax Band: F**





# Greenholm, Chyngton Lane, BN25 4BS

Approximate Gross Internal Floor Area = 306.04 sq m / 3294 sq ft

Outbuilding Area = 43.52 sq m / 469 sq ft

Garage Area = 25.03 sq m / 269 sq ft

Total Area = 374.59 sq m / 4032 sq ft

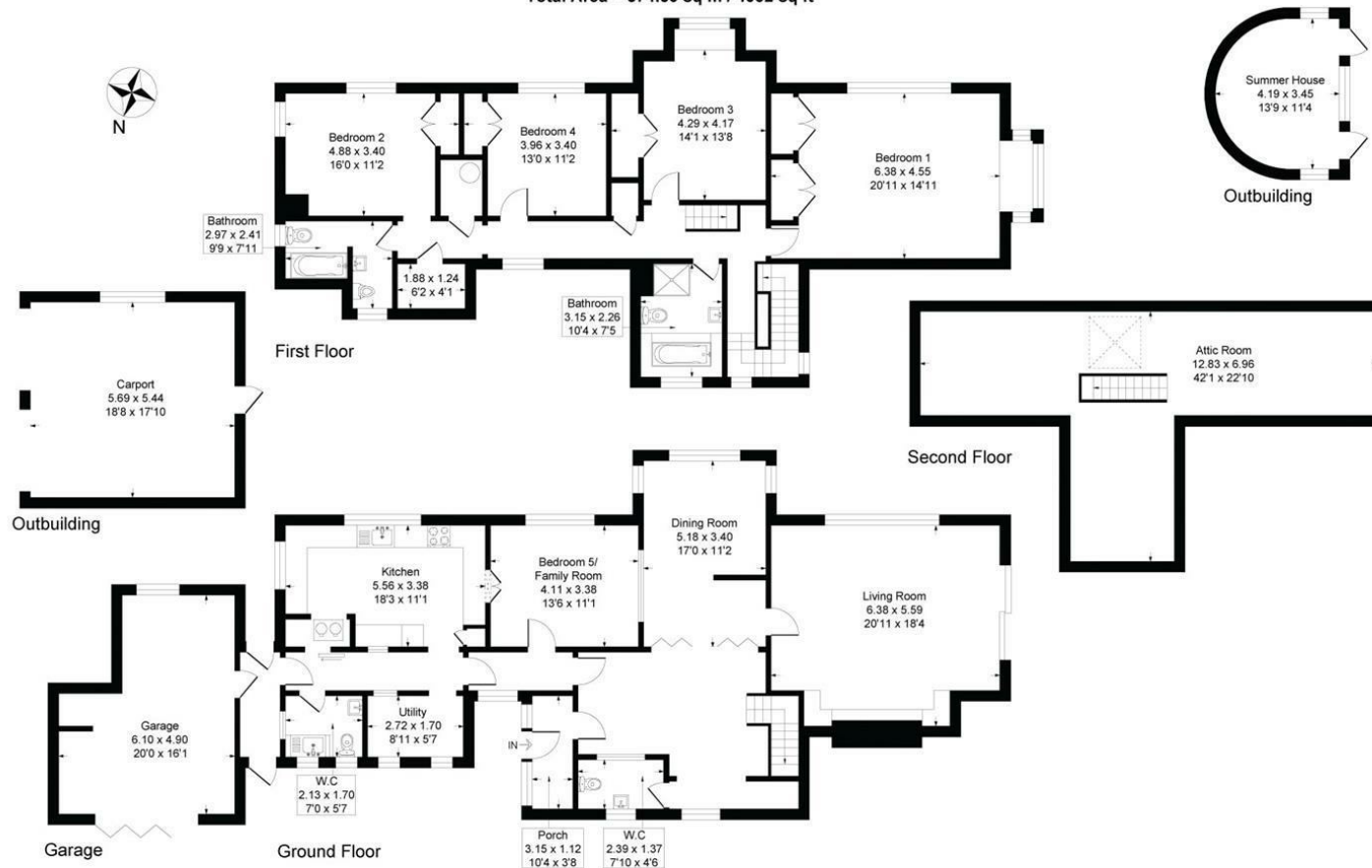


Illustration for identification purposes only, measurements are approximate, not to scale

## Rowland Gorringe 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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