16 Hamsey Lane, BN25 4PW

Approximate Gross Internal Floor Area = 72.59 sq m / 781 sq ft
Garage Area = 12.51 sq m / 135 sq ft
Total Area = 85.10 sq m / 916 sq ft

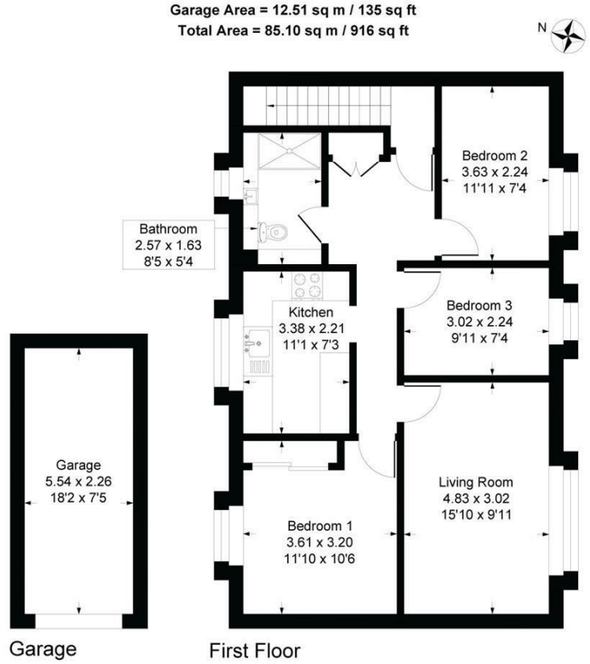

Illustration for identification purposes only, measurements are approximate, not to scale

localknowledge...

Seaford boasts an uninterrupted five mile beach making it attractive to water sports enthusiasts and stretches from the chalky cliffs to the historic 'Tide Mills' and Newhaven Harbour beyond. Leisure facilities include cricket, football and bowling clubs. Two golf courses, Seaford Golf Club and Seaford Head Golf Course, from which magnificent views of the coastline and the South Downs can be seen.

moreinfo...

Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG

01323 898666

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3 BED

Stunning Apartment In A Great Location!

16, Hamsey Lane, Seaford, BN25 4DW

Price Guide £350,000

Leasehold - Share of Freehold

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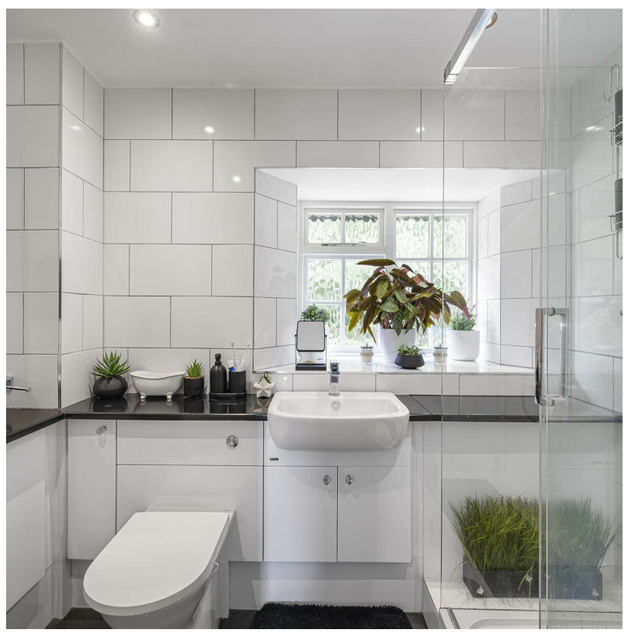
inbrief...

This stunning Grade II listed apartment is located in the heart of the South East Corner, close to local South Downs Walks, Seaford Head Golf Course, Local Schools and other ameanities. Benefiting from a garage and offroad parking this property is one to be viewed!

Style:	Stunning Listed Apartment
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge / Dining Room
Area:	916 SQ FT/85.10 SQ M
Outside:	Communal Grounds
Parking:	Garage and Offroad
Energy rating:	B
Council Tax Band:	C



Bear in mind...

This property is situated in the stunning Hamsey Lane, in the desirable South East Corner, with no work required at all it really is a beautiful apartment.

moredetail...

Guide Price £350,000 - £375,000

An immaculately presented and charming Grade II listed, three-bedroom first-floor apartment, ideally positioned in the highly sought-after south-east corner of Seaford, within the peaceful and picturesque Chyngton House Estate. The development is situated adjacent to the South Downs National Park, offering beautiful surroundings and excellent countryside walks.

This delightful apartment offers light, bright and spacious accommodation throughout. York stone steps lead to the front door, opening into a welcoming entrance hall with useful built-in storage.

The modern, contemporary kitchen has been finished to a high standard, featuring sleek white wall and base units that create a clean, minimalist feel. A comprehensive range of integrated appliances includes a dishwasher, refrigerator, freezer, washing machine, tumble dryer, induction hob and electric oven. There is also a double sink with combination tap and drainer, while a window provides pleasant views across the communal gardens.

The generously proportioned living room enjoys lovely views over the communal gardens and towards South Hill Barn, creating a warm and relaxing space. The shower room has been tastefully updated by the current owners and is finished to an excellent standard.

There are three well-proportioned bedrooms. Bedroom one is particularly spacious and benefits from a beautiful bay window overlooking the communal gardens. Bedrooms two and three both enjoy attractive views towards the rear communal gardens and the South Downs.

Further benefits include a garage, share of freehold, beautifully maintained communal grounds and easy access to scenic countryside walks.

The freehold is jointly owned by the residents, who also manage the maintenance of the buildings and communal grounds. Number 16 benefits from a 999-year lease and one share in Chyngton House Estate Ltd, the limited company which holds the freehold.

To Book An Appointment Please Call
01323 898666 Or Email
Seaford@phillipmann.com

What the owner says...

"Thoroughly enjoyed living here, a real treat of a view and such a peaceful spot!"