



Zennor Chyngton Lane, Seaford, BN25 4BN

# Zennor Chyngton Lane Seaford BN25 4BN

## £629,950

An impressive and spacious detached family home offering potential to improve and extend internally and externally, located in one of Seaford's most sought after locations.

A light and bright house with spacious internal accommodation comprising of, welcoming a entrance hall, living room stairs leading to the first floor, adjoining dining room, the kitchen area overlooks the rear and has access to the ground floor bathroom. Bedroom 4/ study, cloakroom and bathroom complete the ground floor.

To the first floor there are four bedrooms including a balcony to the master and a further family bathroom.

Outside to the front there is off road parking, detached garage and remainder grass area, access to the rear can be sought from both sides. The rear garden is a great size offering a blank canvas for any budding gardeners.

Zennor 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.



- Approximately 1804 Square Foot
- Front & Rear Gardens
- Scope to Improve
- Sought After No Through Road
- Adjacent South Downs
- Detached Character House
- Garage
- Potential to Extend
- Close to Picturesque Walks
- No Onward Chain



|                        |                               |
|------------------------|-------------------------------|
| Entrance               |                               |
| Living Room            | 4.24 x 4.22 (13'10" x 13'10") |
| Dining Room            | 4.34 x 3.63 (14'2" x 11'10")  |
| Kitchen                | 3.99 x 2.90 (13'1" x 9'6")    |
| Bathroom               | 1.52x 1.45 (4'11"x 4'9")      |
| Study/ Bed 4           | 4.70 x 2.72 (15'5" x 8'11")   |
| Landing                |                               |
| Bedroom 1              | 4.24 x 4.22 (13'10" x 13'10") |
| Balcony                | 6.35 x 1.40 (20'9" x 4'7")    |
| Bedroom 2              | 4.22 x 3.66 (13'10" x 12'0")  |
| Bedroom 3              | 4.24x 2.03 (13'10"x 6'7")     |
| Utility                | 3.28 x 2.90 (10'9" x 9'6")    |
| Bathroom               | 2.39 x 2.03 (7'10" x 6'7")    |
| Front & Rear Garden    |                               |
| Garage                 | 5.33 x 2.54 (17'5" x 8'3")    |
| Freehold               |                               |
| EPC: TBC               |                               |
| Council Tax: E - £3211 |                               |





## Zennor, Chyngton Lane, BN25 4BN

Approximate Gross Internal Floor Area = 154.06 sq m / 1658 sq ft

Garage Area = 13.54 sq m / 146 sq ft

Total Area = 167.60 sq m / 1804 sq ft

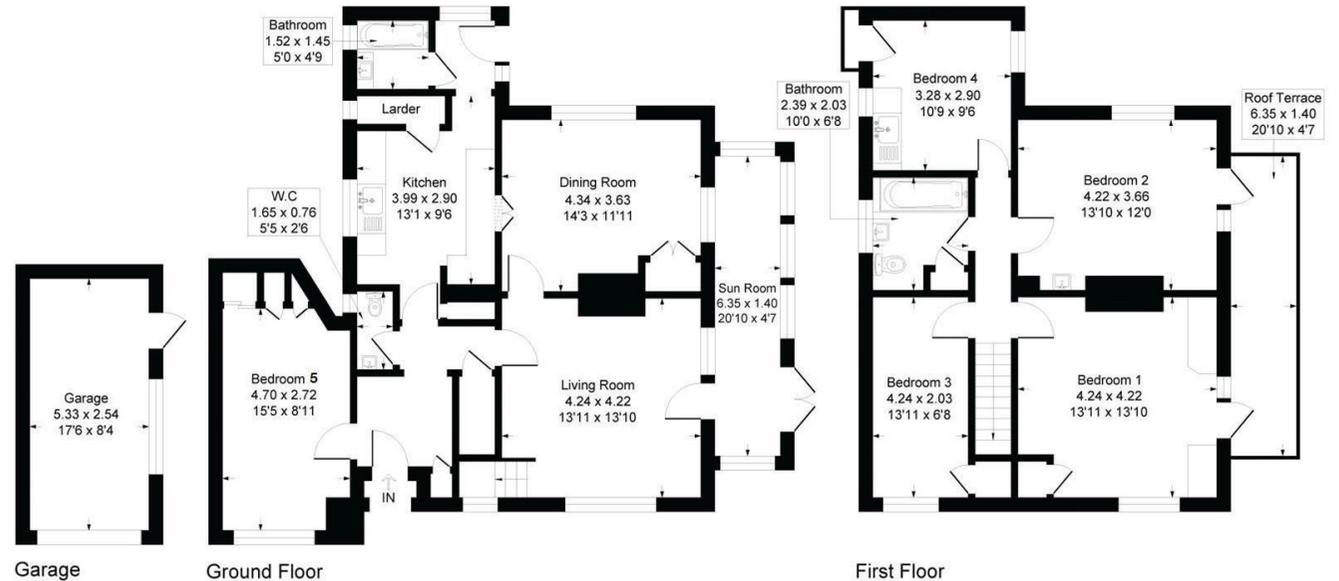


Illustration for identification purposes only, measurements are approximate, not to scale

### Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorrington.co.uk  
www.rowlandgorrington.co.uk



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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