

61 CHYNGTON WAY, SEAFORD, BN25 4JE

£650,000

This three bedroom, detached house enjoys far reaching views over open fields and benefits from a purpose-built brick enclosure housing a heated swimming pool.

The property comprises three double bedrooms and a family bathroom on the first floor, with the main bedroom having a dressing room and en-suite shower room, enjoying an open outlook. On the ground floor there is a sitting room overlooking the front, a kitchen/breakfast room, dining room, utility room and snug, providing a versatile layout for family living.

Outside, there is brick paved off road parking for several vehicles leading to an integral double garage. The swimming pool complex is set within a brick-built enclosure and offers a useful addition to the property.

The property is located within half a mile of South Hill Barn with access to the South Downs coastal walk and is also within approximately one mile of Seaford Head Golf Club. There are a range of countryside walks nearby.

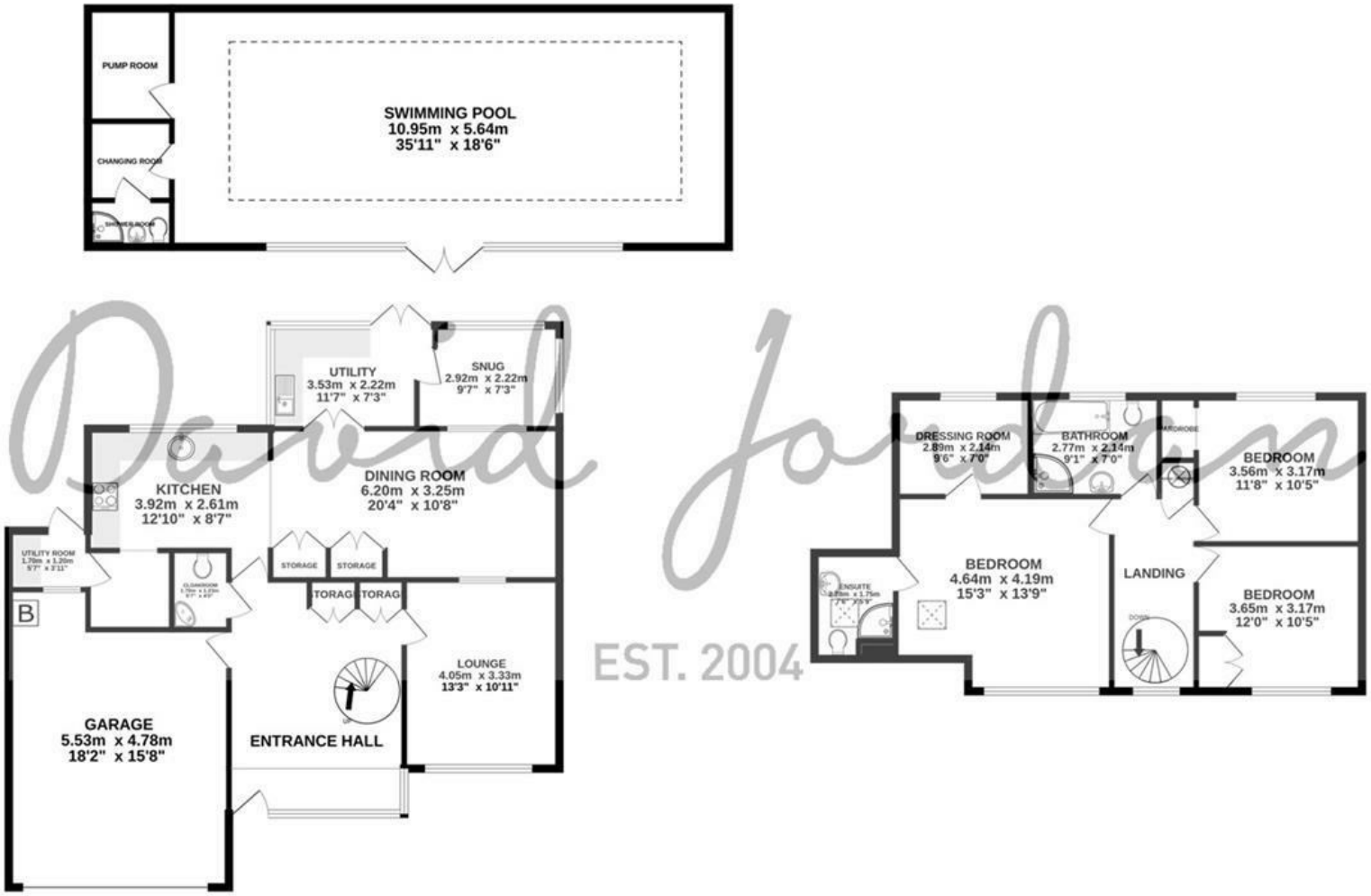
- DETACHED HOUSE WITH FAR REACHING VIEWS OVER OPEN FIELDS
- VENDORS SUITED
- PURPOSE BUILT BRICK ENCLOSURE HOUSING A HEATED SWIMMING POOL
- THREE DOUBLE BEDROOMS AND FAMILY BATHROOM ON THE FIRST FLOOR
- MAIN BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- BRICK PAVED OFF ROAD PARKING FOR SEVERAL VEHICLES WITH INTEGRAL DOUBLE GARAGE
- LOCATED WITHIN HALF A MILE OF SOUTH HILL BARN WITH ACCESS TO THE SOUTH DOWNS COASTAL WALK AND WITHIN APPROXIMATELY ONE MILE OF SEAFORD HEAD GOLF CLUB
- KITCHEN/BREAKFAST ROOM, DINING ROOM, UTILITY ROOM AND SNUG
- LOW MAINTENANCE REAR GARDEN
- DOUBLE GLAZED AND GAS FIRED CENTRAL HEATING





GROUND FLOOR
182.4 sq.m. (1964 sq.ft.) approx.

1ST FLOOR
66.1 sq.m. (712 sq.ft.) approx.



David Jordan
EST. 2004

61 CHYNGTON WAY SEAFORD

TOTAL FLOOR AREA : 248.6 sq.m. (2676 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F

ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: D



DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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