



34 Chyngton Road, Seaford, BN25 4HP

ROWLAND
GORRINGE

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Offers In Excess Of £1,000,000

One of Seaford's most desirable houses. A remarkable, spacious and delightful detached residence of enormous character and charm situated on approximately .5 of an acre, close to the golf course and picturesque walks.

Built circa 1930, this light and airy property has been extended and sympathetically modernised by the current owners whilst retaining some original features. With light and bright internal accommodation comprising; welcoming and spacious entrance hall. The four ground floor reception rooms consist of a living room with bay window to the front aspect and wood burner in situ, open plan to the dining area which offers views to the rear. Double doors lead into the modern and impressive glass sun room with full height glass sliding doors leading to the garden. The modern kitchen breakfast room has matching wall and base cupboards, some built in appliances and ample storage, overlooking the rear and has a further door to the side aspect. A useful utility room, wet room, further cloakroom and family room complete the ground floor accommodation.

To the first floor there are five bedrooms, with the principal having a west facing balcony. A family bathroom and further separate shower room can be accessed via the landing.

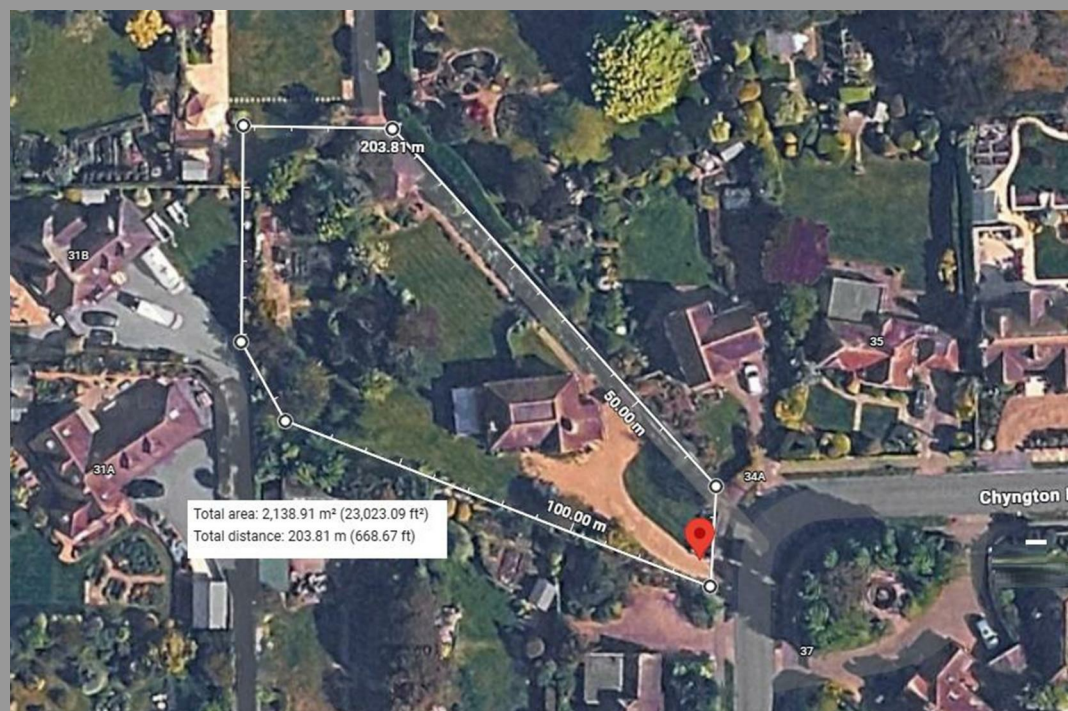
Set back from the road whilst sitting proudly within the .5 of an acre grounds. The approach is via front gates leading to ample

parking areas and 17' x 16' double garage. The substantial south and west facing gardens are to the front, side and rear boasting a varied array of established trees, plants and shrubs, seating areas and fence borders. The garden is an approved NGS standard garden and has opened to the public for the last 10 years

Chyngton Road is a quiet road located in the highly sought after South East/ Seaford Head area of Seaford with its nearby golf course, delightful downland and headland walks. The uncommercialised and extremely popular promenade and beach are within minutes walk. There are junior, secondary and sixth form schools close by and the town centre with all its amenities and railway station are also within a reasonable level walk.

Seaford is surrounded by the South Downs National Park, with over two miles of un-commercialised promenade and beach, Seaford offers a wide range of shopping facilities and a choice of restaurants, cafés and bars. There are two golf courses, a leisure centre, tennis, bowls and sailing clubs, plus fishing, cycling and many other recreational clubs. Regular bus services are available to Eastbourne, Brighton and outlying villages. Seaford railway station offers a service to London (Victoria 90 minutes). The adjoining cross channel port of Newhaven has daily services to Dieppe, and a busy yacht marina and fishing fleet.

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. The desirable and renowned Bedes private school can be found in nearby Eastbourne town.









Entrance Hall

Living Room

16" x 12'11" (4.88m x 3.94m)

Dining Room

17'3" x 8'2" (5.26m x 2.49m)

Sun Room

19'11" x 14'10" (6.07m x 4.52m)

Kitchen/Breakfast Room

14'9" x 11'11" (4.50m x 3.63m)

Utility Room

15'5" x 9'5" (4.70m x 2.87m)

Family Room

13'11" x 11'10" (4.24m x 3.61m)

Wet Room

5'2" x 4'5" (1.57m x 1.35m)

Cloakroom

Landing

Bedroom One

16" x 12'10" (4.88m x 3.91m)

Balcony

Bedroom Two

15'3" x 14'4" (4.65m x 4.37m)

Storage

8'2" x 7'4" (2.49m x 2.24m)

Bedroom Three

11'6" x 8'9" (3.51m x 2.67m)

Bedroom Four

12'7" x 8" (3.84m x 2.44m)

Bedroom Five

11'10" x 8'9" (3.61m x 2.67m)

Bathroom

8'8" x 6'7" (2.64m x 2.01m)

Shower Room

8" x 5" (2.44m x 1.52m)

Eaves Storage

Ample Off Road Parking

Extensive Rear & Side Gardens

Double Garage

17'6" x 16'7" (5.33m x 5.05m)

EPC: D

Council Tax Band: G





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Approximate Gross Internal Floor Area = 222.26 sq m / 2392 sq ft

Garage Area = 26.96 sq m / 290 sq ft

Total Area = 249.22 sq m / 2682 sq ft

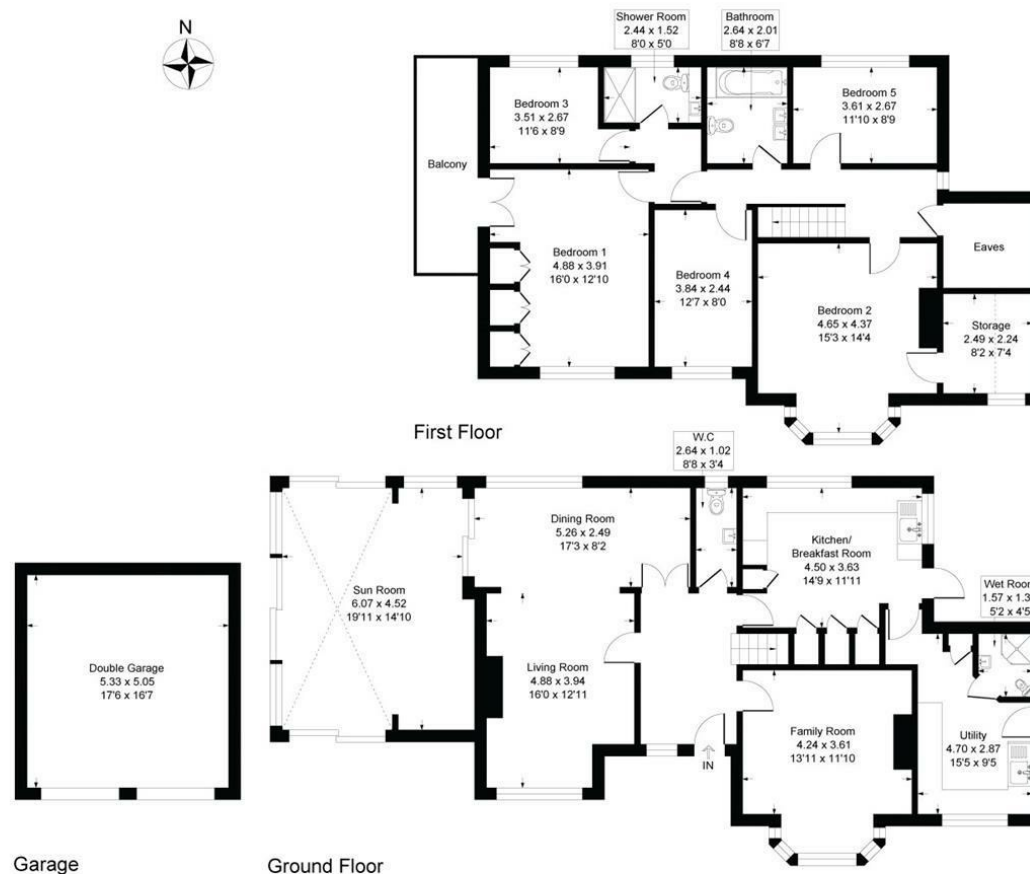


Illustration for identification purposes only, measurements are approximate, not to scale

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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