



Foxhollow Chyngton Lane, Seaford, East Sussex, BN25 4BT

ROWLAND
GORRINGE

Foxhollow Chyngton Lane, Seaford, East Sussex, BN25 4BT

**Offers In Excess Of
£650,000**

Well presented throughout the bungalow is set on the outskirts of Seaford, in the highly desirable South/East quarter, the property is close to nearby Southdowns National Park and the Cuckmere Valley. A good sized hall leads through the property with receptions to the south and bedrooms to the north elevations. The living room has a dual aspect and patio door leading into the conservatory. The kitchen/breakfast room has a generous island/breakfast bar with inset appliances, window onto the garden and door into the conservatory. The 22' conservatory faces south but is shielded to a degree by trees within the boundaries of the grounds - overlooking the garden it also has views to sheep fields on nearby Seaford Head. All 3 bedrooms are doubles with bedroom 3 also having built in wardrobes. Bedroom 2 has a through aspect and an ensuite shower/wc. Completing the accommodation to the bungalow is a family bathroom/wc and a cloakroom/wc.

Outside the garden the garden encompasses 3 sides of the property with the main area to the south, being predominately lawned, with mature trees to the boundary, patio area adjoining the property and a side access to the double garage. The garden continues to the west, with further lawn, shed, patio area and once had a vegetable garden that could be brought back into production. The front garden is low maintenance and a drive for several vehicles. The double garage is located to the side with power, lighting, 2 separate garage doors and eaves storage.

Located on the outskirts of the coastal town of Seaford, Chyngton Lane is a private no through access road which runs alongside the South Downs farmland. 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.









Entrance Porch

Entrance Hall

Kitchen/Breakfast Room

16'2" x 11'4" (4.93m x 3.45m)

Living Room

23'10" x 12'10" (7.26m x 3.91m)

Conservatory

22'6" x 7" (6.86m x 2.13m)

Bedroom One

17'6" x 9'1" (5.33m x 2.77m)

En-Suite

Bedroom Two

15'11" x 12'4" (4.85m x 3.76m)

Bedroom Three

15'11" x 11'4" (4.85m x 3.45m)

Family Bathroom

11'4" x 7'4" (3.45m x 2.24m)

Cloakroom/WC

4'9" x 3'5" (1.45m x 1.04m)

Rear Garden

Side Garden

Double Garage

18'9" x 17'9" (5.72m x 5.41m)

Hardstanding

Front Garden

EPC: C

Council Tax Band: F



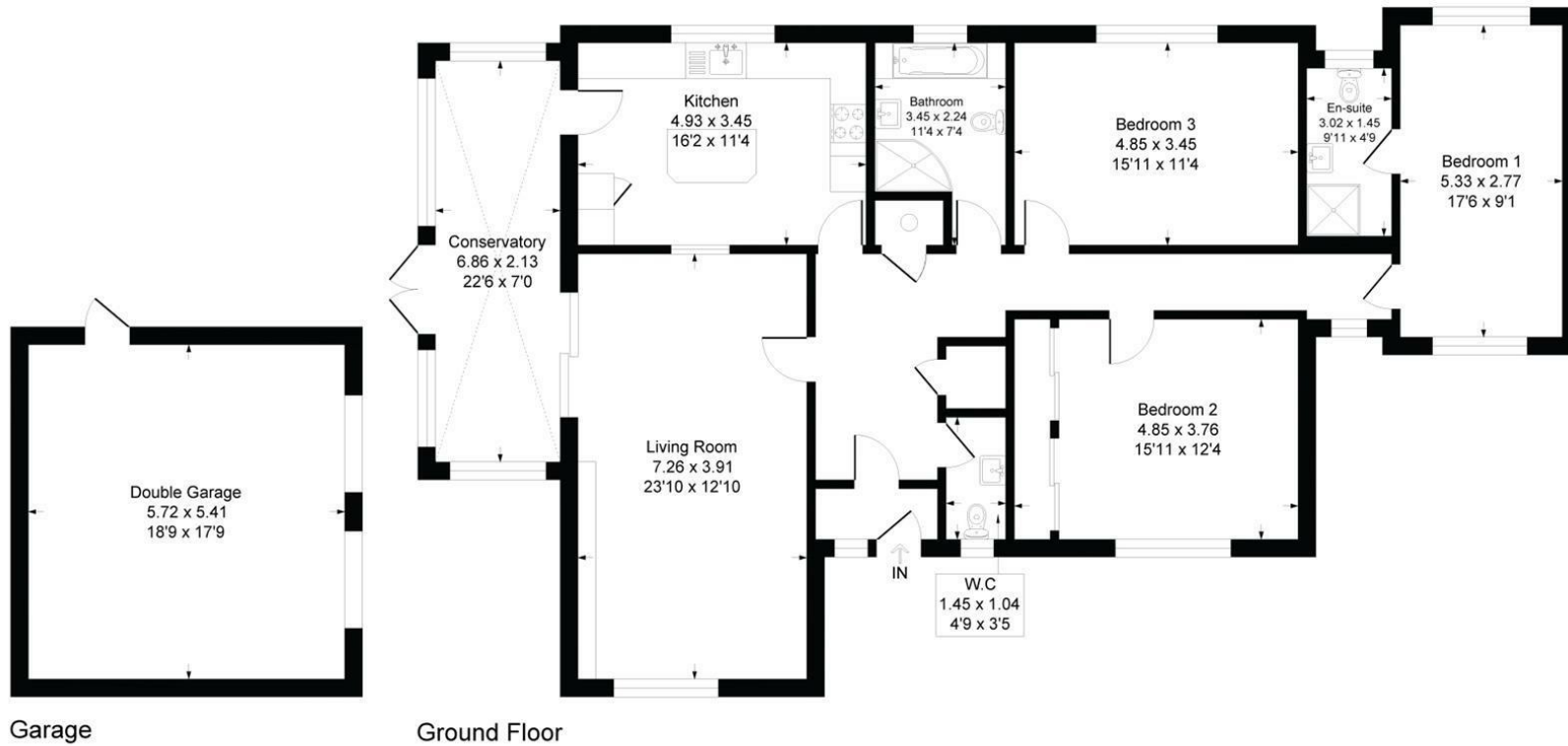


Fox Hollow, BN25 4BT

Approximate Gross Internal Floor Area = 152.86 sq m / 1645 sq ft

Garage Area = 30.91 sq m / 333 sq ft

Total Area = 183.77 sq m / 1978 sq ft



Garage

Ground Floor

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@rowlandgorringe.co.uk

rowlandgorringe.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.

