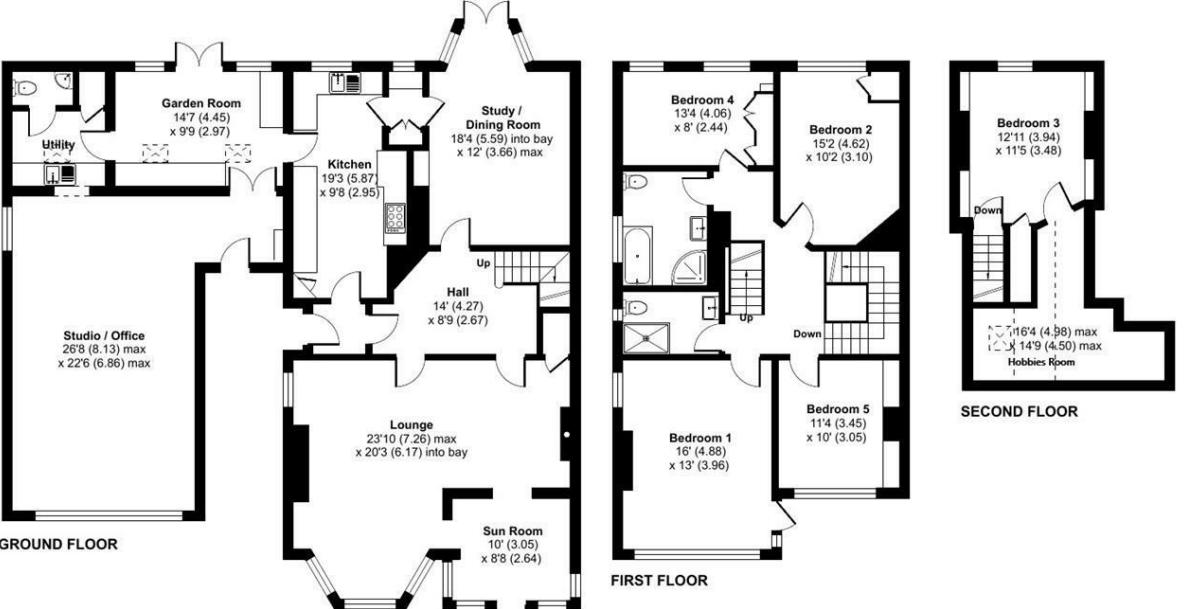


## Chyngton Road, Seaford, BN25

Approximate Area = 3068 sq ft / 285 sq m (includes garage)  
Limited Use Area(s) = 90 sq ft / 8 sq m  
Outbuildings = 131 sq ft / 12 sq m  
Total = 3289 sq ft / 306 sq m  
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.

Produced for Phillip Mann Estate Agents. REF: 913443

## local knowledge...

The property is in the favoured south east corner of Seaford with views across the golf course towards Seaford Head and within easy walking distance of town centre, amenities and bus services. Seaford is a historic and popular coastal town with a wide range of shops, schools, sports clubs, station and uncommercial seafront.

## more info...

### Phillip Mann Seaford Office

1-3 Dane Road, Seaford, East Sussex, BN25 1LG  
01323 898666

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## inbrief...

A unique 5 bedroom character Edwardian house with golf course and headland views: close to town centre and seafront. The versatile ground floor studio/office has built in facilities for conversion into a self contained annexe. Tastefully and well maintained further accommodation includes: a spacious lounge with 2 fireplaces, dining room, sun room, garden room, kitchen and utility room, 5 bedrooms, 2 bathrooms and shower room. The house also has landscaped mature gardens, large garage and driveway.

**Style:** Semi-Detached House & Studio  
**Bedrooms:** 5 Bedrooms  
**Reception rooms:** 4 Reception Rooms  
**Area:** 285 Sq Metres inc Garage  
**Outside:** Mature Landscaped Gardens  
**Parking:** Garage and Driveway  
**Energy rating:** D  
**Council Tax Band:** F



## Bear in mind...

The modern ground floor studio/office is an excellent living space, ideal for Work from Home or entertaining and could easily be converted into a self contained annexe.

## more detail...

A substantial Edwardian house, facing the South Downs National Park, with numerous character features and magnificent views and easy access to the seafront and town centre.

The entrance porch leads to the spacious hallway with decorative fireplace. The lounge has two fireplaces (one with gas fire), bay window and a side window. The sun room has tiled flooring and a door opening onto the front terrace. The dining room has a feature window and door onto the rear garden.

The kitchen is fitted with: a double sink, work surfaces with cupboards and drawers below, cooker space with extractor hood above, space for dishwasher, glazed display cabinet, window to rear and door to garden room. The garden room, has a vaulted ceiling: door to studio and windows and door to rear. The shower room has a double glass cubicle, wash basin and connects to the downstairs cloakroom.

The property has been extended to create a large versatile ground floor studio/office with two private external doors to front, a window to side, vaulted sky lights, and picture window to front with panoramic views of the National Park. The first floor has a spacious landing with built in book cases. Bedroom one has access to a small balcony and windows to front with impressive views. Bedroom three also has views to front. Bedrooms two and four are both doubles with garden views. The bathroom has a bath, separate shower cubicle, basin, w/c, fully tiled walls and frosted window. The shower room is fitted with a shower cubicle, basin, w/c and frosted window.

The second floor has bedroom five, with a feature window, storage cupboards and an adjoining hobbies/play room area (reduced head height access). The rear garden has a patio with pergola and vine, lawn, mature borders, summer house, tool shed and garden shed hideaway terrace play-area. The terraced front garden has mature beds and infinity views. The block paved driveway leads to the large garage with remote control door, power and lighting



For more information on this property or to book an appointment to view please contact the Seaford office on 01323 898666.

## What the owner says...

The position is ideal being so close to the golf course and National Park. The views are everchanging throughout the year.

