

3  
BED

# Indoor Swimming Pool Complex

61, Chyngton Way, Seaford, BN25 4JE

61 Chyngton Way, BN25 4JE  
Approximate Gross Internal Floor Area = 151.52 sq m / 1631 sq ft  
Garage Area = 26.25 sq m / 283 sq ft  
Outbuilding Area = 9.80 sq m / 106 sq ft  
Total Area = 187.58 sq m / 2019 sq ft

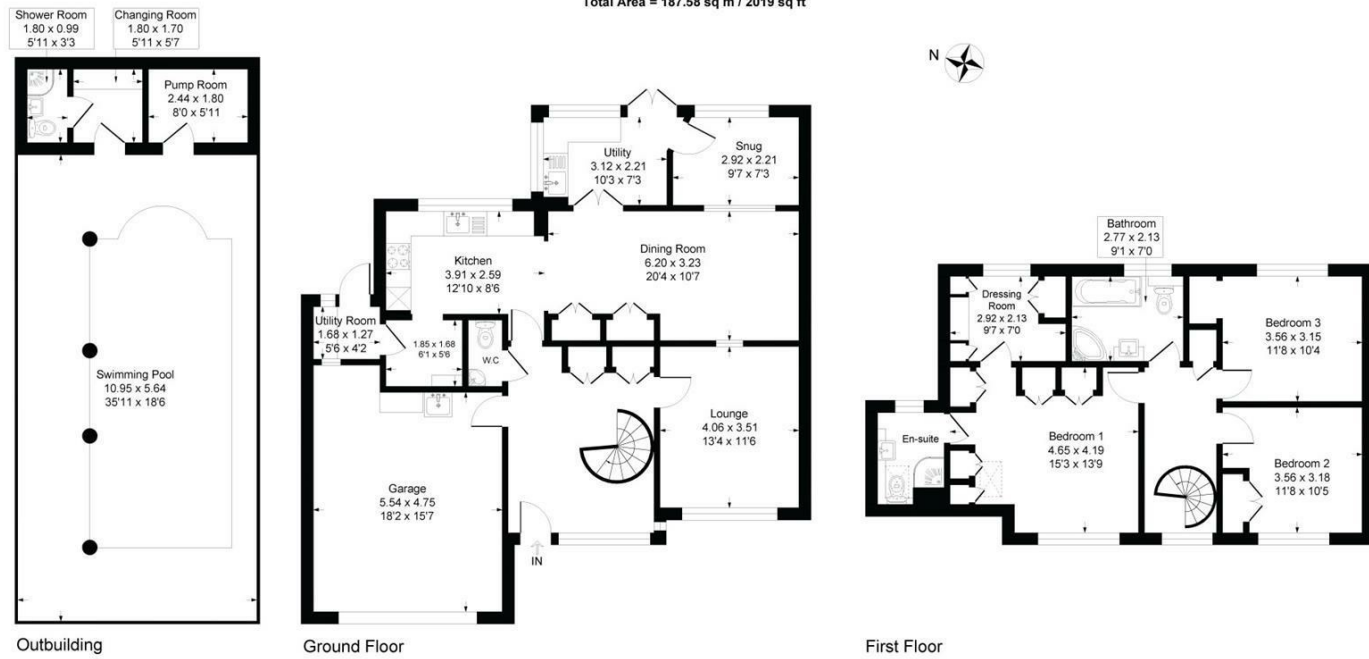


Illustration for identification purposes only, measurements are approximate, not to scale



## localknowledge...

Situated in the popular South East Corner of Seaford, close to the South Downs and picturesque walks to the Cuckmer River and iconic Sever Sister Country walks. Chyngton Way is a tree lined road and is regarded as one of the premier road in Seaford. Eastbourne and Brighton within east reach with a regular buses every 15 minutes.

## moreinfo...

Phillip Mann Seaford Office

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

To see more details on this & all our homes go to  
[www.phillipmann.com](http://www.phillipmann.com)



we do more...  
keeping  
customers  
happy

## No.1 sellers

in Seaford, Newhaven  
and Peacehaven

## Price £699,950

Freehold

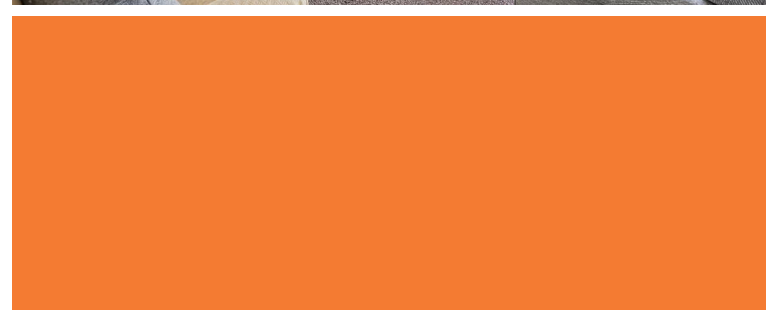
# phillipmann

we do more

## inbrief...

This detached house offers spacious accommodation comprising 3 double bedrooms, dressing room, lounge, kitchen/diner and snug, utility room, family bathroom, en-suite and cloakroom/WC, garage and parking, indoor swimming pool complex offering excellent business opportunity.

|                   |                        |
|-------------------|------------------------|
| Style:            | Detached House         |
| Bedrooms:         | 3 Double Bedrooms      |
| Reception rooms:  | 3 Reception Rooms      |
| Area:             | 187.58 SQ M/2019 SQ FT |
| Outside:          | Indoor Swimming Pool   |
| Parking:          | Garage and Parking     |
| Energy rating:    | D                      |
| Council Tax Band: | F                      |



[www.phillipmann.com](http://www.phillipmann.com)

## moredetail...

A well presented and spacious detached house with impressive business opportunity over looking picturesque downland in one of Seafords' most sought after locations. The property has the added bonus of a private indoor swimming pool complex currently running as a successful business. Providing a superb second income, whilst living the dream in a beautiful house by the sea. Alternatively, if wishing to pursue own career/s, a business which could be easily managed successfully by a Third Party.

A well presented and spacious detached house over looking picturesque downland in one of Seafords' most sought after locations. The property has the added bonus of a private indoor swimming pool complex.

Internally the house offers light and bright accommodation briefly comprising a welcoming and spacious reception hall, a lounge overlooking fields to the front, an open plan kitchen with granite working surfaces and a dining room area and french doors leading to a utility room which further opens onto a peaceful snug. From the reception hall there is a spiral staircase to the first floor with a large principal bedroom with built in wardrobes, a dressing room and en suite - there are two further double bedrooms with bedroom one and three enjoying outstanding uninterrupted farmland views. The family bathroom is fully tiled including the heated tiled floor and has a separate shower cubicle. Other benefits include a modern gas central heating system, replacement upvc double glazing and exterior fittings.

There is a 35'11 x 18'6" brick built swimming pool complex with a heated pool (can be used as a cold water pool), a separate plant room with gas boiler and an adjoining changing room with fitted shower room and wc, The rear garden is low maintenance comprising of patio and pebble areas. The driveway provides ample off road parking that leads to a 18'2" x 15'7" integral double garage.



To book an appointment to view this property or for further information please contact the Seaford office on 01323 898666.



[www.phillipmann.com](http://www.phillipmann.com)