

25 CHYNGTON WAY SEAFORD
TOTAL APPROX. FLOOR AREA 205.8 SQ.M. (2215 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Popular South/East Corner
25, Chyngton Way, Seaford, BN25 4JB



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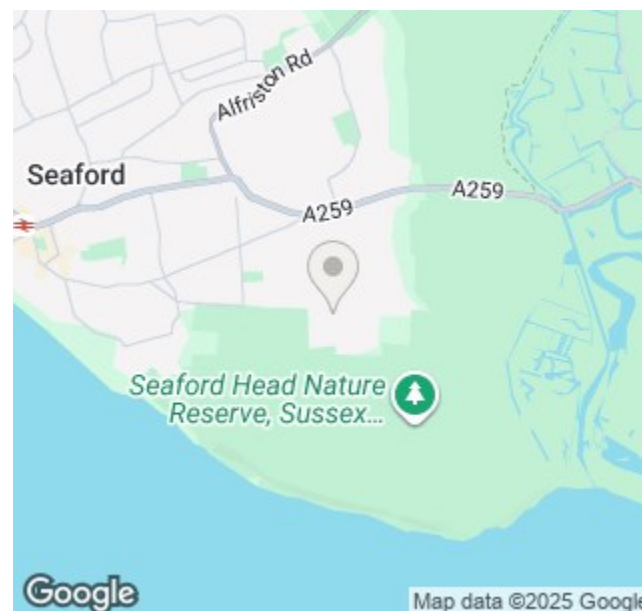
Situated in the popular South East Corner of Seaford, close to the South Downs and picturesque walks to the Cuckmere River and iconic Sever Sister Country walks. Chyngton Way is a tree lined road and is regarded as one of the premier road in Seaford. Eastbourne and Brighton within east reach with a regular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

moreinfo...

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inbrief...

This exceptionally spacious and well presented detached family home is located in the sought after South/East corner of Seaford. Standing on a good size plot in attractive well established gardens the accommodation comprises 5 bedrooms, 3 reception rooms, kitchen/family room, utility, shower/WC, family bathroom, en-suite shower room and ample off street parking.

| | |
|-------------------|----------------------------|
| Style: | Substantial Detached House |
| Bedrooms: | 5 Bedrooms |
| Reception rooms: | 3 Reception Rooms |
| Area: | 205.8 SQ M/2215 SQ FT |
| Outside: | Good Size Level Garden |
| Parking: | Ample Off Street Parking |
| Energy rating: | B |
| Council Tax Band: | F |



moredetail...

This substantial and exceptionally well presented detached house is located in the ever popular South/East corner of Seaford, close to picturesque country walks in the 'iconic' South Downs National Park.

As you approach the property there is a block paved driveway providing ample parking for several cars. The entrance porch has useful space for coats and boots and gives access to the dual aspect office with built in work station.

The impressive reception hall has Parquet flooring and there is an additional study and shower room/WC with modern contemporary suite.

There is a well appointed lounge/dining room with feature 'Adams' style fireplace which makes a nice focal point and double doors from the dining area out to the rear garden.

A particular feature of the property is the kitchen/family room. The kitchen is fitted with a good range of wall and base cupboards, complemented by 'Corian' working surface with inset sink and waste disposal. there is a gas hob with extractor canopy and twin gas ovens, integrated dishwasher, fridge and very useful 'walk- in' pantry. The attractive 'Travertine' stone flooring continues into the family area which has ample space for dining table, door to side access and the separate utility room.

From the reception hall a turn staircase leads to the first floor landing. There is solid oak flooring, picture window with south aspect towards Seaford head and family bathroom/WC with modern suite.

There are five bedrooms, with the master bedroom having a good range of fitted wardrobes, pleasant outlook over the rear garden and en-suite shower room/WC. The other bedrooms all have fitted wardrobes and benefit from garden or headland views. bedroom five would make an ideal walk- in wardrobe.

The secluded level rear garden 90ft x 35ft has well stocked raised flower beds and numerous fruit trees. There are raised planters, shed, green house and summer house next to an idyllic pond with water feature and a full width patio has ample seating space.



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

