

3  
BED

# Indoor Swimming Pool Complex

61, Chyngton Way, Seaford, BN25 4JE

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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

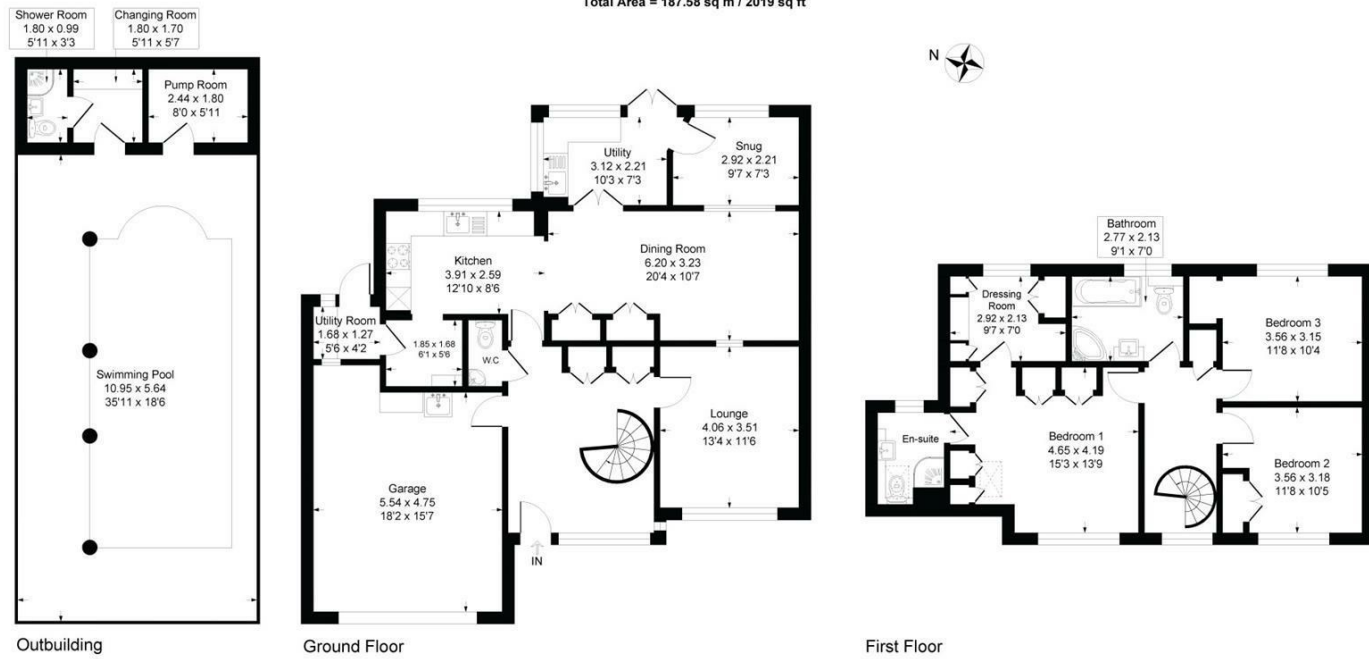


Illustration for identification purposes only, measurements are approximate, not to scale



## 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...

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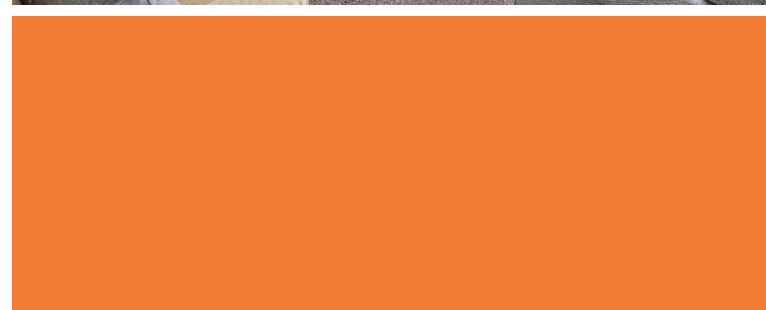
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# inbrief...

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



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# moredetail...

A well presented and spacious detached house with 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 second income. Alternatively, if wishing to pursue own career/s, a business which could be easily managed successfully by a Third Party.

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 with 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 for a maintenance free exterior. There is a 35'11 x 18'6" brick built swimming pool complex with a heated pool, a separate plant room with gas boiler and an adjoining changing room, 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.

Chyngton Way is undoubtedly one of Seaford's most sought after roads in the popular south east corner - this particular property is located opposite open fields and enjoys interrupted views towards National Trust Farmland. There are numerous countryside walks including the Cuckmere Valley/Estuary as well as Seaford Head and the famous Coastguard Cottages.



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



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