

14a Chyngton Gardens, BN25 3RP  
 Approximate Gross Internal Floor Area = 144.72 sq m / 1558 sq ft  
 Garage Area = 16.18 sq m / 174 sq ft  
 Total Area = 160.90 sq m / 1732 sq ft

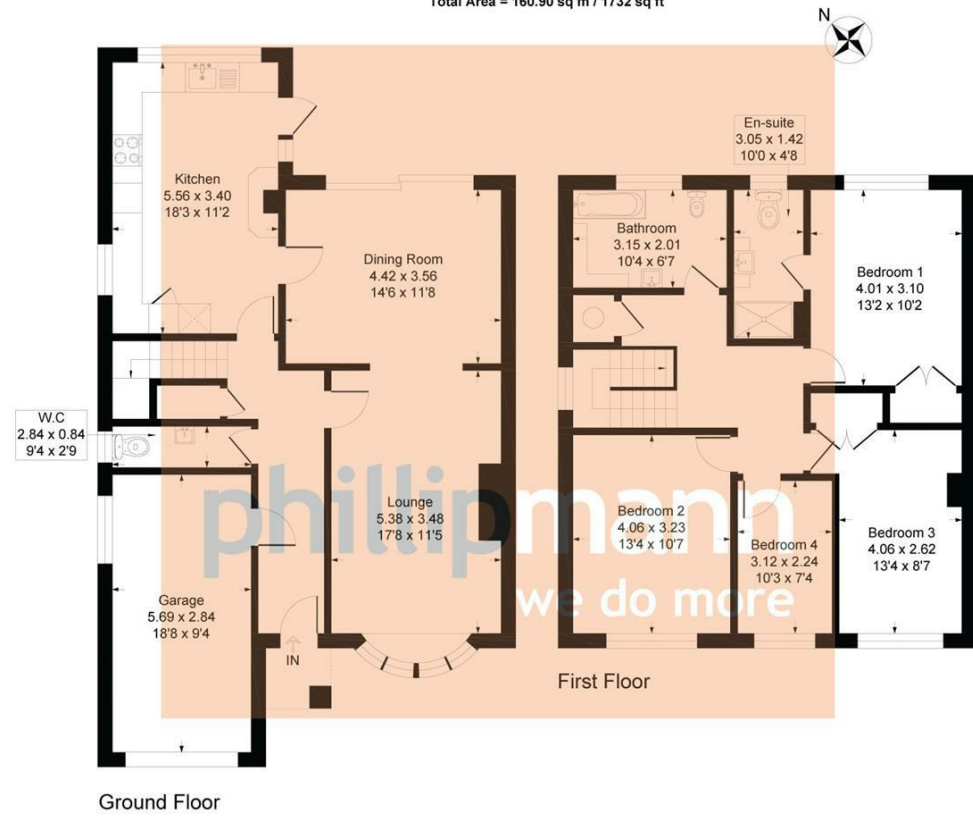


Illustration for identification purposes only, measurements are approximate, not to scale

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A Modern Detached Family Home  
 14A, Chyngton Gardens, Seaford, BN25 3RP



## localknowledge...

Chyngton Gardens is located in a very popular residential area, close to a local shops along Walmer Road and within easy rear of bus services to Brighton and Eastbourne. Seaford Town lies within a half mile and offers a wide range of shops, train station to Gatwick/London and beach.

## moreinfo...

Phillip Mann Seaford Office

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# inbrief...

A modern 4 bedroom detached family home situated in a popular residential location. Offering good size accommodation throughout to include a large living room, a dining room, fitted kitchen breakfast room and downstairs cloakroom. Upstairs there are 4 double bedrooms, the principle bedroom has an en-suite shower and fitted wardrobes, there is also a fitted family bathroom, low maintenance gardens, off road parking and a garage with power and lighting.

**Style:** Detached Family Home  
**Bedrooms:** 4 Bedrooms  
**Reception rooms:** 2 Reception Rooms  
**Area:** 1732 SqFt  
**Outside:** Low Maintenance Gardens  
**Parking:** Off Road and a Garage  
**Energy rating:** C  
**Council Tax Band:** E

# moredetail...

Phillip Mann estate agents are delighted to offer for sale this spacious, four bedroom detached house situated on the Eastern side of Seaford near to local shops, schools and bus services into Seaford town centre, Brighton and Eastbourne.

The entrance has a radiator, laminate flooring, an understairs cupboard and a courtesy door to the garage. The cloakroom has been fitted with a close coupled w/c, a wash hand basin, a radiator and window to the side.

The large living room has a decorative fireplace with an inset gas fire, a radiator, T.V point and large bow window to the front while the adjoining dining room has patio doors leading onto the rear garden.

The kitchen breakfast room has been fitted with a good range of wall and base units comprising a stainless steel sink and drainer unit with mixer taps and cupboards below, there is plumbing and space for a dishwasher, a built in double oven and 5 ring gas hob with a filtered hood over, space for an American style fridge freezer, a wall mounted Baxi boiler, tiled flooring, a window to the side and rear and a door to the rear garden.

There are stairs to the first floor with a window to the side, loft access and an airing cupboard. The Principle bedroom is a good size room with built in wardrobes and a window overlooking the rear. The ensuite shower room has been fitted with an enclose shower, close coupled w/c and a wash hand basin set into a vanity unit and has a window to the rear. There are three further bedrooms; the second bedroom has built in cupboards and overlooks the front, bedroom's three and four also overlook the front of the property.

The family bathroom has been fitted with a white suite comprising a bath with mixer taps and a shower attachment, a close coupled w/c, pedestal wash hand basin, heated ladder towel rail and a window to the rear.

Outside the rear garden has a paved patio area, a lawn and stocked borders, a greenhouse and timber garden storage sheds and is enclosed with timber fencing.



For further information on this property or to arrange a viewing please contact our Seaford office on 01323 898666 or email [seaford@phillipmann.com](mailto:seaford@phillipmann.com)

