

3  
BED

Secluded Plot in Sought After Location  
Little Chyngton, Chyngton Lane, Seaford, BN25 4BS



## localknowledge...

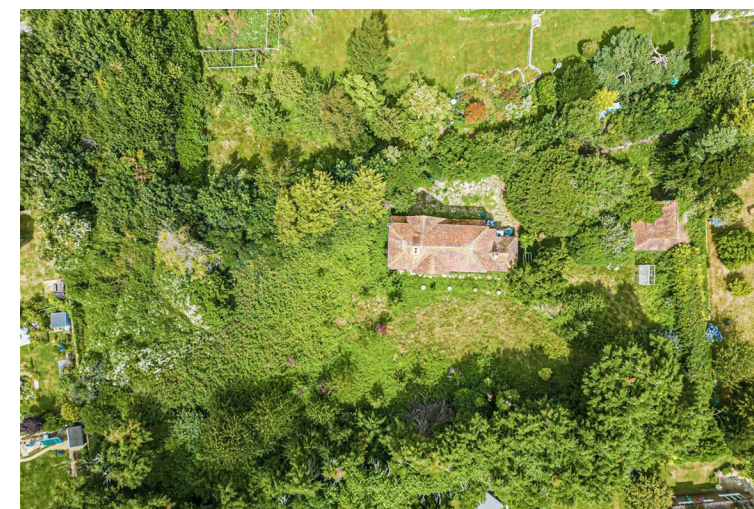
Seaford town which offers a wide range of shops, tea rooms and pubs, along with uncommercialized beach front and railway station having direct links to Gatwick/London Victoria is within a mile and a half. A regular bus service to Brighton/Eastbourne is within walking distance.

## moreinfo...

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## inbrief...

Rare opportunity to acquire a charming 'Sussex style' detached house, in need of considerable updating and standing on a large plot, in excess of .85 of an acre in an idyllic location on the edge of the South Downs National park. The accommodation comprises 3 double bedrooms, lounge, dining room, kitchen, cloakroom/WC, bathroom, separate WC, integral garage.

Style:	Detached House
Bedrooms:	3 Double Bedrooms
Reception rooms:	Lounge and Dining Room
Area:	127 SQ M/1367.5 SQ FT
Outside:	0.85 acre plot
Parking:	Integral Garage
Energy rating:	G
Council Tax Band:	F



## Bear in mind...

The property and land will require a considerable amount of work and would suit clients in and around trades / building knowledge.

## moredetail...

A rare opportunity to acquire a detached 1950's property, built in the traditional 'Sussex style' and occupying a large wrap around south/west facing plot in excess of 0.85 of an acre.

Although the property will require a considerable amount of updating it offers tremendous scope for redevelopment and is located in an enviable and secluded position on an unmade road on the edge of the 'iconic' South Downs National Park, which is designated an area of outstanding natural beauty, and just a short walk to Seaford Head and the picturesque Vanguard Way walk to the famous Seven Sisters country park.

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The property is accessed via Chyngton Lane from a part shared access road, which takes you directly into 'Little Chyngton'. There is a large forecourt area to the front of the property which provides ample parking and access to an integral garage.

The property retains many of the original features like wooden floors throughout and open fire places. On the ground floor there is a dual aspect L-shaped lounge with access onto the rear garden, a separate dining room, kitchen and cloak room/WC.

On the first floor there are three double bedrooms, which have distant views towards the sea and a bathroom with separate WC.

This property would ideally suit a builder/developer who is looking for a substantial project to either redevelop the existing house or to develop the plot, subject to the usual planning consents.

Viewings can be arranged by appointment only, via sellers sole agents Philip Mann Seaford office.



Please contact the Seaford office on 01323 898666 to book an appointment to view or for further information.

