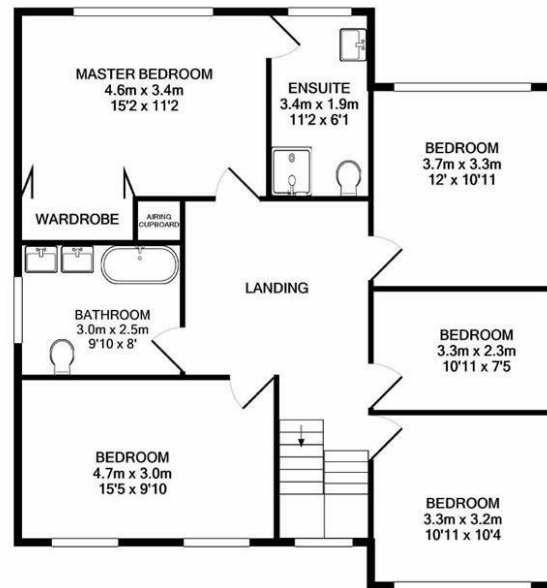


GROUND FLOOR  
APPROX. FLOOR  
AREA 113.4 SQ.M.  
(1221 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 92.3 SQ.M.  
(994 SQ.FT.)

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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5  
BED

Popular South/East Corner  
25, Chyngton Way, Seaford, BN25 4JB



## localknowledge...

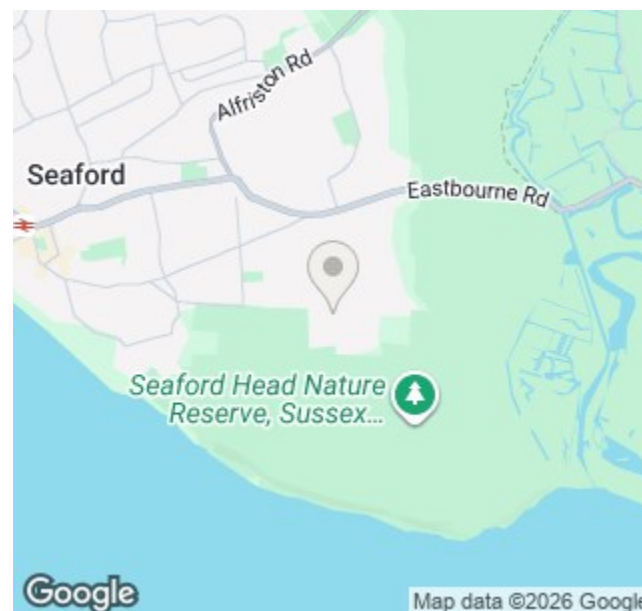
Situated in the popular South East Corner of Seaford, close to the South Downs and picturesque walks to the Cuckmere River and iconic Sever Sister Country walks. Chyngton Way is a tree lined road and is regarded as one of the premier road in Seaford. Eastbourne and Brighton within east reach with a regular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

## moreinfo...

Phillip Mann Seaford Office

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

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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 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 driveway and large inner open plan verge forming a part of the property's freehold in front of a picket fence and private front garden with block paved driveway. 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 complete with a chandelier and matching wall lights 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 stone flooring continues into the family area which has ample space for dining table, door to side access and the separate utility room complete with quality Haier Fridge/Freezer, Miele washing machine and tumble drier and second dishwasher. 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 an ensuite shower room/WC, good range of wardrobes and airing cupboard pleasant outlook over the rear garden. Three of the other four bedrooms have fitted wardrobes and benefit from garden or headland views. Bedroom five would make an ideal walk-in wardrobe.



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

