



61 Chyngton Way, Seaford, BN25 4JE

ROWLAND
GORRINGE

61 Chyngton Way, Seaford, BN25 4JE

£750,000

A well presented and spacious detached house over looking picturesque downland in one of Seaford's most sought after locations. The property has the added bonus of a private indoor swimming pool complex currently running as a successful business, up and running with as many bookings as you have hours in the day (or night!). Providing a superb second income, whilst living the dream in a beautiful house by the sea. 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 and 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.

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 with 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 and forms part of 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.

What our vendors say:

We launched our pool as a business in response to a desperate need within the town and beyond for a warm, well maintained & easily accessible swimming pool.

It was paramount that our pool went 'above and beyond' in terms of cleanliness/safety standards, prioritising deep cleaning and consistently reviewing our safety policies.

Fast forward five years & we are delighted to offer a fully fledged exciting business, up and running with as many bookings as you have hours in the day (or night!). Providing a superb second income, whilst living the dream in a beautiful house by the sea. Alternatively, if wishing to pursue own career/s, a business which could be easily managed successfully by a Third Party.

Seven Sisters Pool offers a wonderful array of options including;

Hourly Adult Swim Sessions plus exclusive hire of the pool.

Swimming lessons for babies/pre school/ and up - also adults/ Special Needs/those needing confidence building sessions/Aqua phobics etc.

Aqua Yoga Aqua Fit & Aqua Arthritis

Rehab sessions post surgery.. plenty of knee/hip replacement surgery in the area (referrals from local hospital and physio centres)

Sessions for those with multiple challenges/Neurodiverse. The pool being a perfect environment for customers needing a quiet space without the noise/overload to the senses that comes with larger pools.

Our, now 'legendary' Candlelight Swimming Sessions held frequently during the winter months ..a chance to totally relax in the warmth of the pool, entirely lit by fairy lights, lanterns and floating candles..

Local group hire

Our instructors meet the Swim England criteria for qualifications and EDBS.

All of whom are highly experienced and motivated. This, coupled with the ambience & warmth of the pool, we believe (and to quote our strap-line) Seven Sisters Pool really is 'In a Class of its own'

As we move on to,the next exciting chapter of our lives , we know that whoever continues with the pool will enjoy being very much part of the community of Seaford and gain much from knowing they are offering the very best in swimming.









Entrance Hall

Kitchen

12'10" x 8'6" (3.91m x 2.59m)

Utility Room

10'3" x 7'3" (3.12m x 2.21m)

Dining Room

20'4" x 10'7" (6.20m x 3.23m)

Snug

9'7" x 7'3" (2.92m x 2.21m)

Lounge

13'4" x 11'6" (4.06m x 3.51m)

Store

5'1" x 5'6" (1.55m x 1.68m)

Utility

5'6" x 4'2" (1.68m x 1.27m)

Cloakroom

First Floor Landing

Bedroom One

15'3" x 13'9" (4.65m x 4.19m)

Dressing Room

9'7" x 7'0" (2.92m x 2.13m)

En-Suite

Bedroom Two

11'8" x 10'5" (3.56m x 3.18m)

Bedroom Three

11'8" x 10'4" (3.56m x 3.15m)

Bathroom

Rear Garden

Garage

18'2" x 15'7" (5.54m x 4.75m)

Swimming Pool

35'11" x 18'6" (10.95m x 5.64m)

Shower Room

5'11" x 3'3" (1.80m x 0.99m)

Changing Room

5'11" x 5'7" (1.80m x 1.70m)

Pump Room

8" x 5'11" (2.44m x 1.80m)

EPC: D

Council Tax Band: F





61 Chyngton Way, BN25 4JE

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

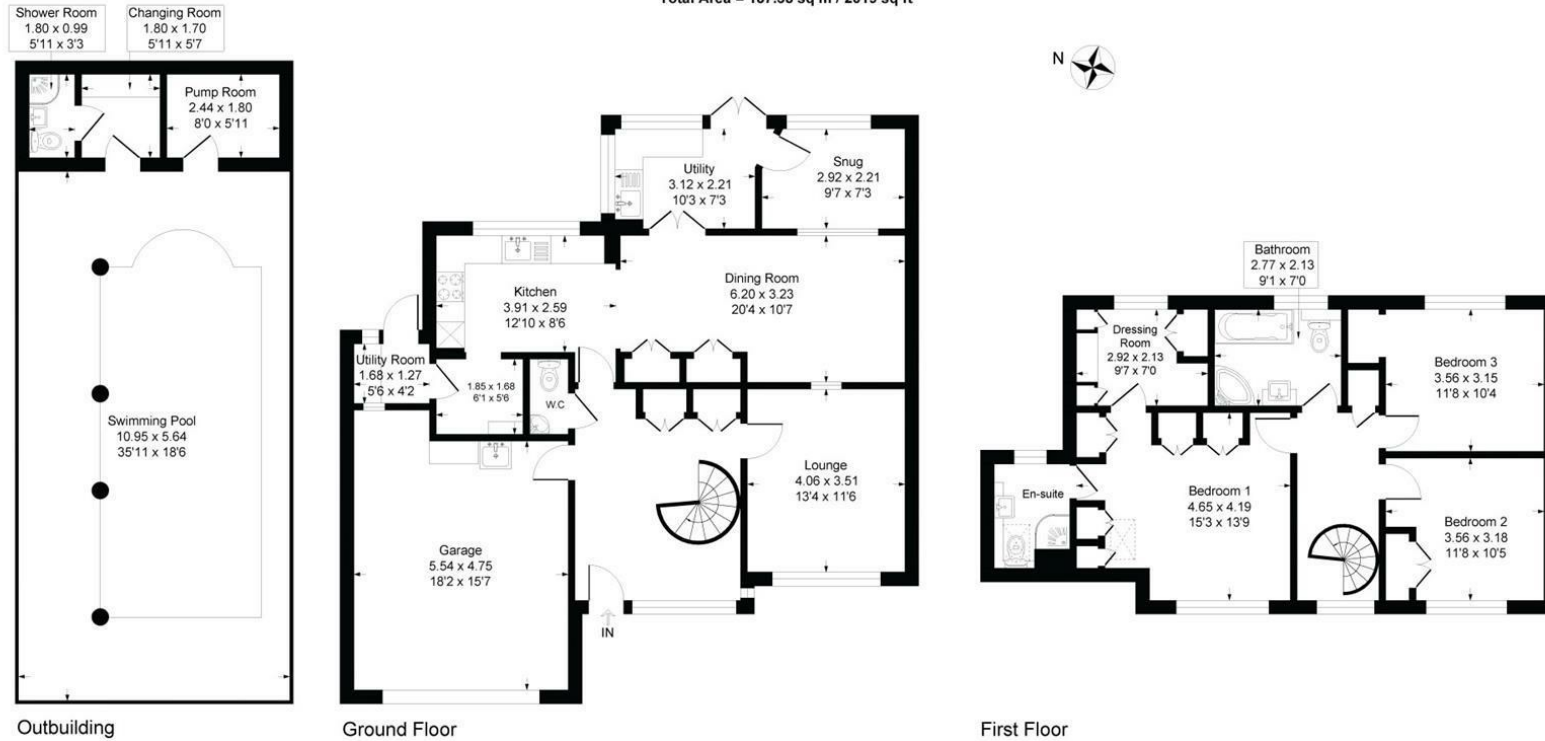


Illustration for identification purposes only, measurements are approximate, not to scale

Rowland Gorrington Estate Agents

Station Approach, Seaford, East Sussex, BN25 2AR

01323 490680

hello@rowlandgorringe.co.uk

rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.

**ROWLAND
GORRINGTON**