

16 Hamsey Lane, Seaford, BN25 4DW

ROWLAND GORRINGE

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Guide Price- £350,000-£375,000

An immaculately presented and charming grade II listed three bedroom first floor apartment. Ideally located in the favoured 'south east' corner of Seaford, situated within the quiet and peaceful Chyngton House estate.

This stunning apartment is light and bright throughout. York stone steps provides access to the front door with internal accommodation comprising; welcoming entrance hall fitted with built in storage. The modern, contemporary kitchen is finished to a high standard complete with matching sleek white wall and base units creating a clean minimalist feel. It is fitted with a variety of built in appliances including, dishwasher, refrigerator, freezer, washing machine, tumble dryer, induction hob, electric oven, double sink, combination tap and drainer unit with a window enjoying the views over the communal gardens. The living room is generous in size with lovely views across the communal gardens and towards the South Hill Barn, creating a relaxing and warm space. The shower has been fitted by the current owners and is finished very tastefully.

There are three good sized bedrooms. Bedroom one is spacious with a beautiful bay window overlooking the communal gardens. Bedroom two and three both enjoy the aspect to the rear communal gardens and towards the Downs.

Further benefits include garage, share of freehold, well kept communal grounds and close proximity to countryside walks.

The freehold is held jointly by the residents, who also self-manage the maintenance of the grounds and buildings. No.16 has a 999 year lease with one share in limited company that forms the freehold known as Chyngton House Estate Ltd.

The development is situated adjacent to the South Downs National Park in an area of outstanding natural beauty with excellent countryside walks, Set in sought after south east Seaford, Chyngton House development has a private gravel drive accessed from Hamsey Lane and pedestrian gate to Chyngton Lane giving direct access to delightful walks over the picturesque Cuckmere Valley. Enclosed by the South Downs National Park, Seaford has two golf courses, numerous recreational facilities, railway station (Victoria 90 minutes), frequent bus services to Eastbourne, Brighton and surrounding villages, wide range of shops, restaurants, cafes and pubs, a long un-commercialised beach.








BOSCH


Lanson
TOWER
VISION

Entrance

Living Room
15'10" x 9'11" (4.83m x 3.02m)

Kitchen
11'1" x 7'3" (3.38m x 2.21m)

Bedroom 1
11'10" x 10'6" (3.61m x 3.20m)

Bedroom 2
11'11" x 7'4" (3.63m x 2.24m)

Bedroom 3
9'11" x 7'4" (3.02m x 2.24m)

Shower Room

Garage
18'2" x 7'5" (5.54m x 2.26m)

Council Tax: B

EPC: C

Lease: 999 years from 1980

Maintenance: (service) charge £969.22 half yearly

Share of Freehold















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Approximate Gross Internal Floor Area = 72.59 sq m / 781 sq ft
Garage Area = 12.51 sq m / 135 sq ft
Total Area = 85.10 sq m / 916 sq ft

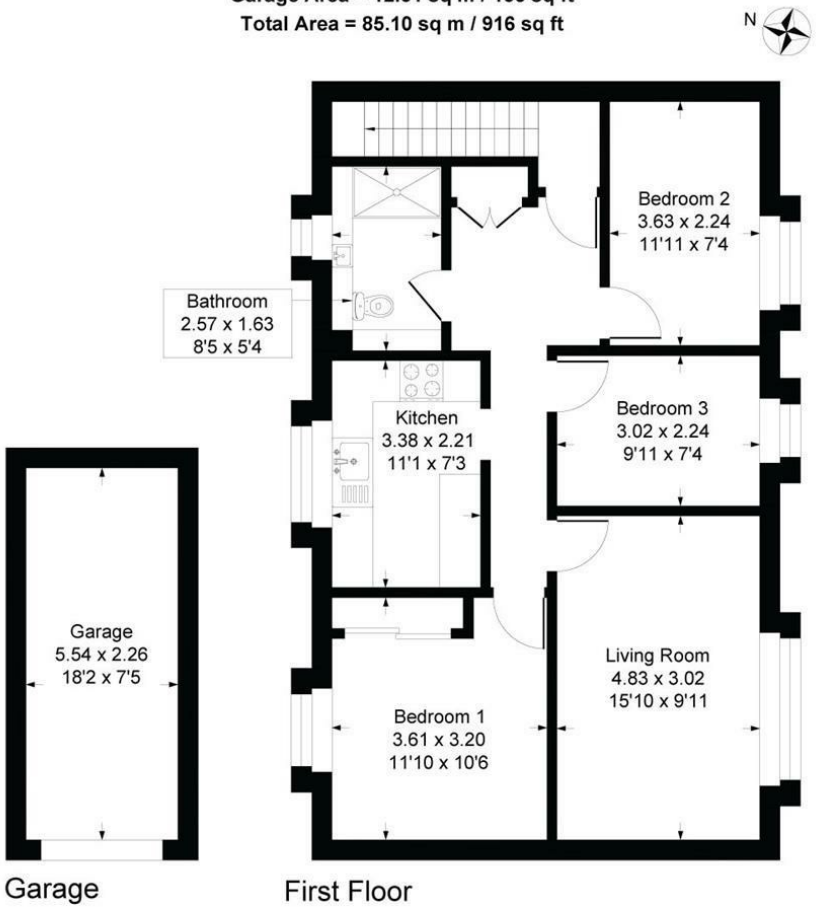


Illustration for identification purposes only, measurements are approximate, not to scale

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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.

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