



LITTLE CHYNGTON CHYNGTON LANE, SEAFORD, BN25 4BS

£675,000

Little Chyngton is a rare opportunity to acquire a detached 1950s home built in the traditional Sussex style using reclaimed materials. Set within a substantial wraparound plot of approximately 0.85 acres, this property offers immense potential but requiring substantial improvements. Retaining many original features such as wooden floors and open fireplaces, the layout includes a dual-aspect L-shaped lounge, a separate dining room, a kitchen, and a cloakroom/WC on the ground floor. The first floor houses three double bedrooms, a bathroom, and a separate WC.

The property enjoys an enviable location on an unmade road at the edge of the South Downs National Park, an area of outstanding natural beauty. The picturesque Vanguard Way, which leads to the renowned Seven Sisters Country Park, is just a short walk away. With easy access to Seaford Head and its stunning coastal vistas, the setting offers an idyllic blend of countryside serenity and proximity to the area's iconic landscapes.

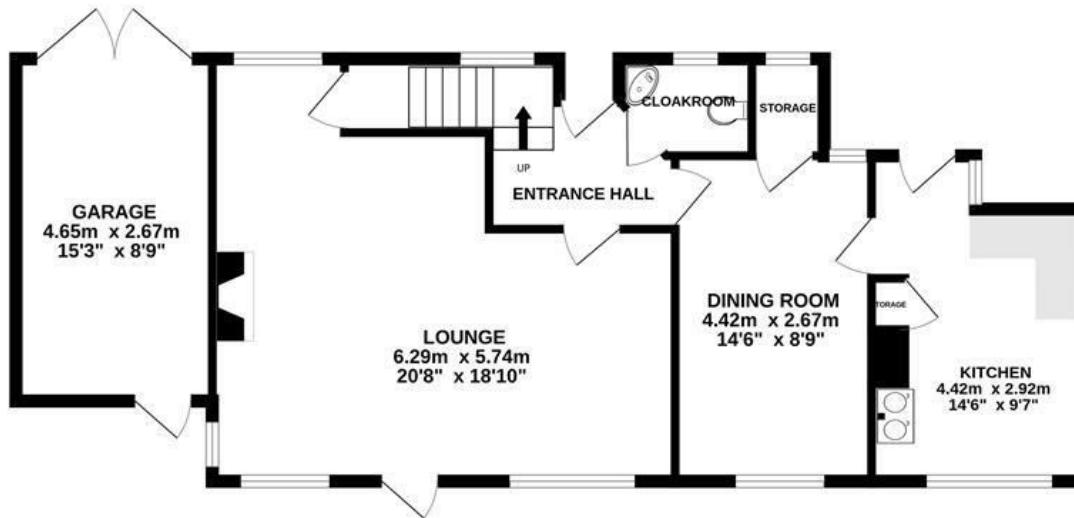
Seaford town centre lies within 1.5 miles, offering a range of shops, tea rooms, and pubs, alongside an uncommercialized beachfront. For commuters, Seaford railway station provides direct links to Gatwick and London Victoria, while regular bus services to Brighton and Eastbourne are easily accessible. The property's location combines seclusion with convenience, making it an attractive prospect for those seeking a project in a prime position.

Little Chyngton presents a unique opportunity for developers or those with a passion for restoration to create a stunning home or potentially redevelop the plot, subject to planning permissions. Viewings are by appointment only.

- DETACHED SUSSEX-STYLE HOME FROM THE 1950S, BUILT WITH RECLAIMED MATERIALS
- SET ON AN APPROXIMATELY 0.85-ACRE PLOT WITH POTENTIAL FOR REDEVELOPMENT OR RESTORATION, SUBJECT TO PLANNING
- LOCATED NEAR THE SOUTH DOWNS NATIONAL PARK AND SEVEN SISTERS COUNTRY PARK (APPROXIMATELY 2 MILES AWAY)
- CLOSE TO SEAFORD TOWN (1.5 MILES), ITS AMENITIES, AND TRAIN LINKS TO LONDON AND GATWICK
- INCLUDES A LOUNGE, DINING ROOM, KITCHEN, CLOAKROOM/WC, AND THREE BEDROOMS
- REQUIRING SUBSTANTIAL MODERNISATION
- BUS SERVICES FOR BRIGHTON AND EASTBOURNE ACCESSIBLE AT THE END OF CHYNGTON LANE
- IDEAL FOR DEVELOPERS OR BUYERS SEEKING A MAJOR PROJECT (SUBJECT TO PLANNING)



GROUND FLOOR
73.5 sq.m. (791 sq.ft.) approx.



1ST FLOOR
61.3 sq.m. (660 sq.ft.) approx.



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TOTAL FLOOR AREA: 134.8 sq.m. (1451 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: F



ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: G

DISCLAIMER

Money Laundering Regulations 2017: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale.

General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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