



CAHOOTS CHYNGTON LANE, SEAFORD, EAST SUSSEX, BN25 4BT

£1,200,000



This superb semi-rural property was converted in the 1990s and forms part of a barn complex together with outbuildings, enjoying a wealth of oak beams, vaulted ceilings, galleried landings and many more period features.

"Cahoots" is situated in the foothills of the South Downs National Park, in an area of outstanding natural beauty, with excellent far reaching countryside walks.

The light and spacious accommodation includes a reception dining hall, dual aspect sitting room with timber beams and Inglenook fireplace with wood burning stove. Bespoke fitted kitchen, bedroom with dressing room and luxury bathroom. There are two further bedrooms, both with en-suite facilities.

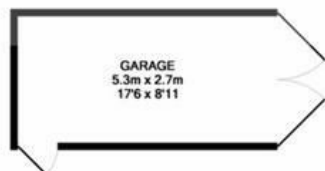
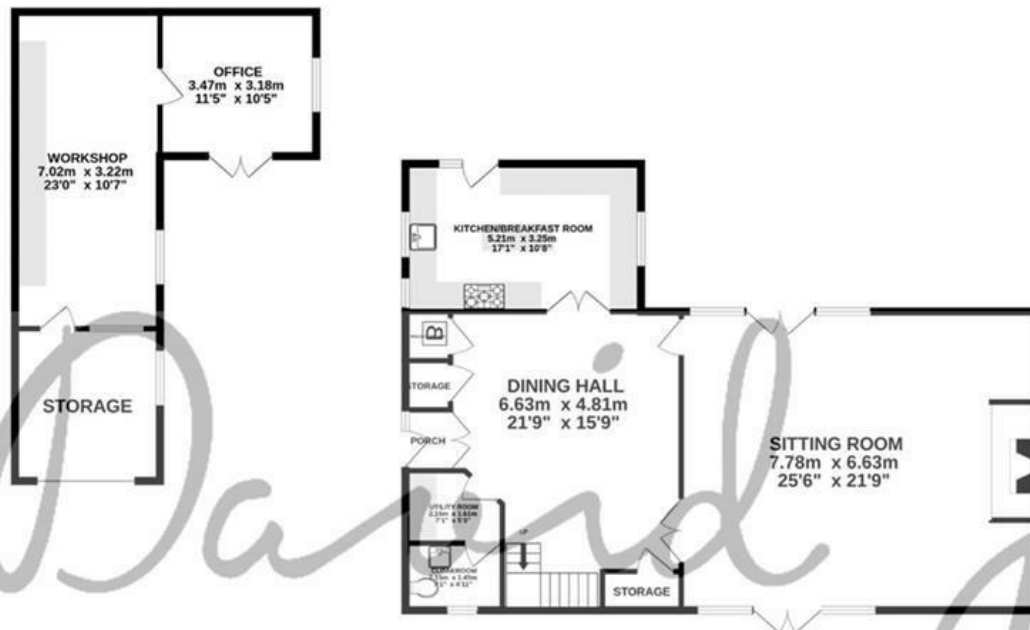
The private entrance drive is accessed via remote controlled double gates and leads to a brick-built double length garage currently divided to provide additional work space and office with ample parking in front and further barn-style garage. There is a good sized garden to the front which is mainly laid to lawn and paved patio gardens to both sides.

Viewing is highly recommended to fully appreciate the character and charm of this extremely well presented and versatile home.

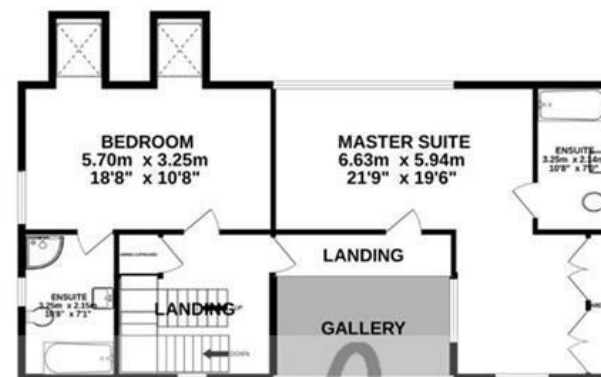
- SUBSTANTIAL SEMI-RURAL PROPERTY
- PART OF A CONVERTED SUSSEX BARN COMPLEX
- GALLERIED LANDINGS
- VAULTED CEILINGS & EXPOSED TIMBERS
- EXTERIOR BUILDINGS INCLUDING GARAGE AND FORMER DOUBLE GARAGE DIVIDED INTO STORE SPACE, OFFICE AND WORKSHOP
- SITTING ROOM WITH INGLENOOK FIREPLACE WITH ITS DUAL FUEL STOVE
- KITCHEN WITH OAK WORKSURFACE AND ISLAND WITH GRANITE WORKSURFACE
- BEDROOM SUITE WITH BATHROOM AND DRESSING AREA
- TWO FURTHER BEDROOMS WITH EN-SUITES
- DINING HALL, UTILITY ROOM AND CLOAKROOM



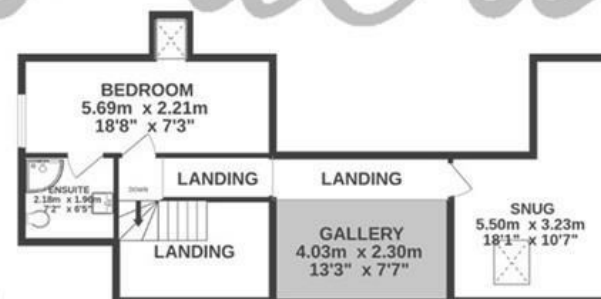
GROUND FLOOR  
154.1 sq.m. (1659 sq.ft.) approx.



1ST FLOOR  
83.5 sq.m. (899 sq.ft.) approx.



2ND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



EST. 2004

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TOTAL FLOOR AREA : 287.3 sq.m. (3092 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: C



## 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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