



FIRLES, 14 CHYNGTON ROAD, SEAFORD, BN25 4HH

£1,200,000

Firles, is an attractive Sussex Style residence within the prestigious Chyngton Road. Set in an elevated position this charming character home boasts the most enviable uninterrupted views across Seaford Head Golf Course.

Designed by local renowned architect Colonel Foster, and constructed in 1935 this charming residence still retains many of the original features whilst enjoying the benefits of being sympathetically improved and extended by the current owners, including the addition of a pool room and fitness studio.

Delightful golf course and country side walks are on your doorstep, whilst the the beach can be found close by and the picturesque Cuckmere Valley & South Barn are approximately 1/2 mile distant. Seaford benefits from a comprehensive range of shopping facilities, pubs and restaurants, parks and bus and rails links to Eastbourne, Brighton, Lewes and London. There are 4 primary schools and an Ofsted rated outstanding secondary school as well as two golf courses, leisure centre and 1.5 miles of promenade.

An Oak entrance door with adjacent oak framed double glazed picture window lead you to a spacious and welcoming reception hall. From which you will find the Drawing Room, Dining Room, Family/Games Room, Kitchen/Dining Room, Utility Room and cloakroom WC. Superb golf course views are enjoyed from the Drawing Room, Reception Hall and Dining Room.

The oak stair case leads to the second floor accommodation where, from the split level landing you will find 4 double Bedrooms with the principle suite benefitting from a dressing room and en-suite bathroom. A charming reading area is a welcome addition to the landing and offers an area of calm and interest to the property. A family bathroom and en-suite shower room to the fourth bedroom complete the first floor accommodation. Stunning golf course views are also main features of the first floor accommodation.

The level rear garden enjoys golf course views and features a variety of well stocked flowering shrub beds and borders. A paved path leads to a fantastic fitness suite with endless pool, shower room, WC and workout area. If preferred and subject to the usual consents, this space could be converted into annexe accommodation.

The front garden is arranged in two areas, the first section of the garden is a rockery style terrace with steps either side lead to the top section which is laid to level lawn with established flowering beds and borders, the stunning views enjoyed means this area is perfect for enjoying a little peace and serenity!

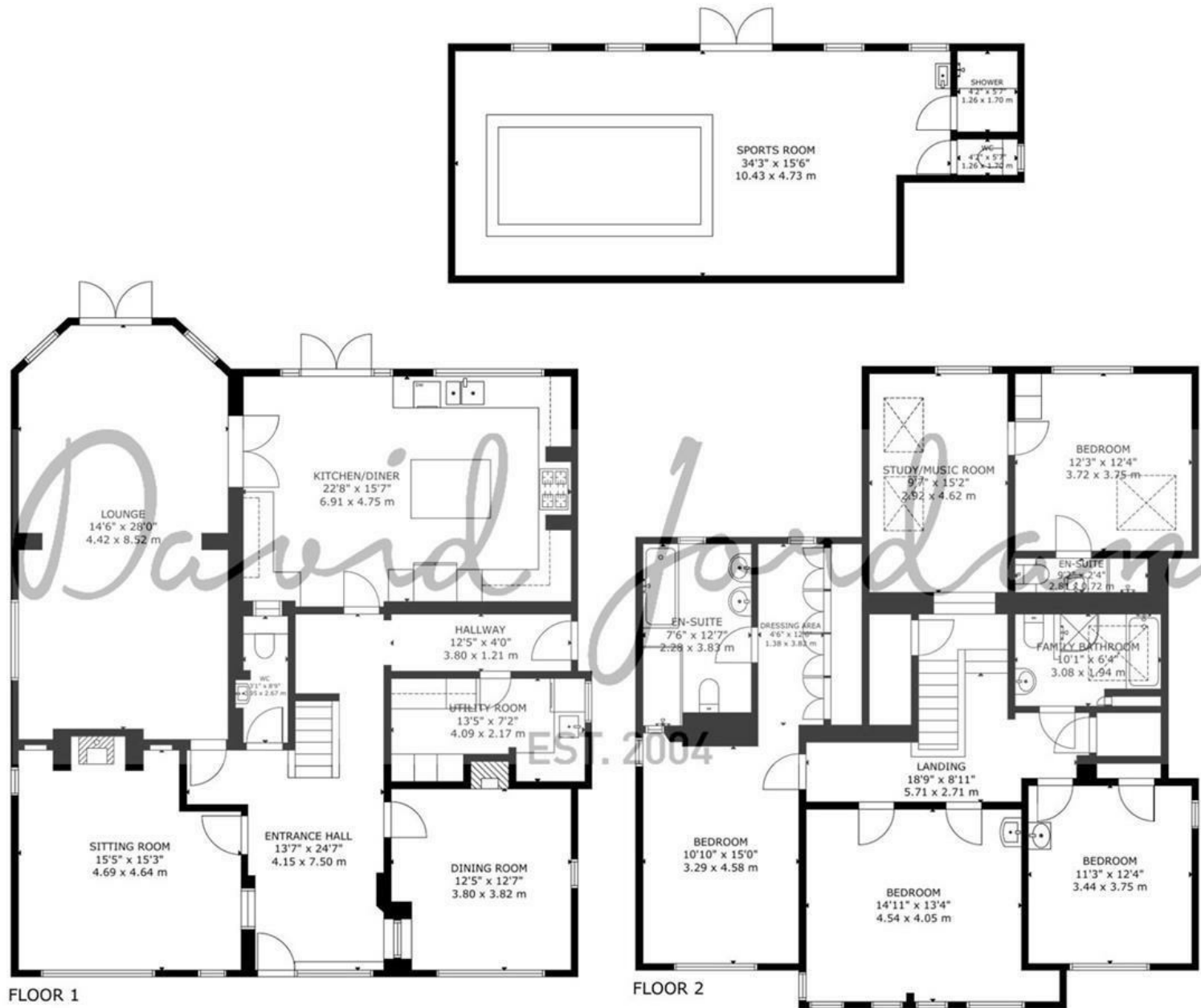
The garage with electric roller door, power and lighting is built into the front terrace and approached by a single driveway.

- SUPERB, UNINTERRUPTED GOLF COURSE VIEWS
- AN ATTRACTIVE OLDER STYLE RESIDENCE
- HIGHLY DESIRABLE CHYNGTON ROAD
- LIGHT & BRIGHT ACCOMODATION
- FOUR DOUBLE BEDROOMS
- SPACIOUS & WELCOMING RECEPTION HALL
- LARGE KITCHEN/BREAKFAST ROOM
- THREE RECEPTION ROOMS
- SUPERB POOL ROOM/FITNESS SUITE
- VIEWING STRONGLY RECCOMENDED

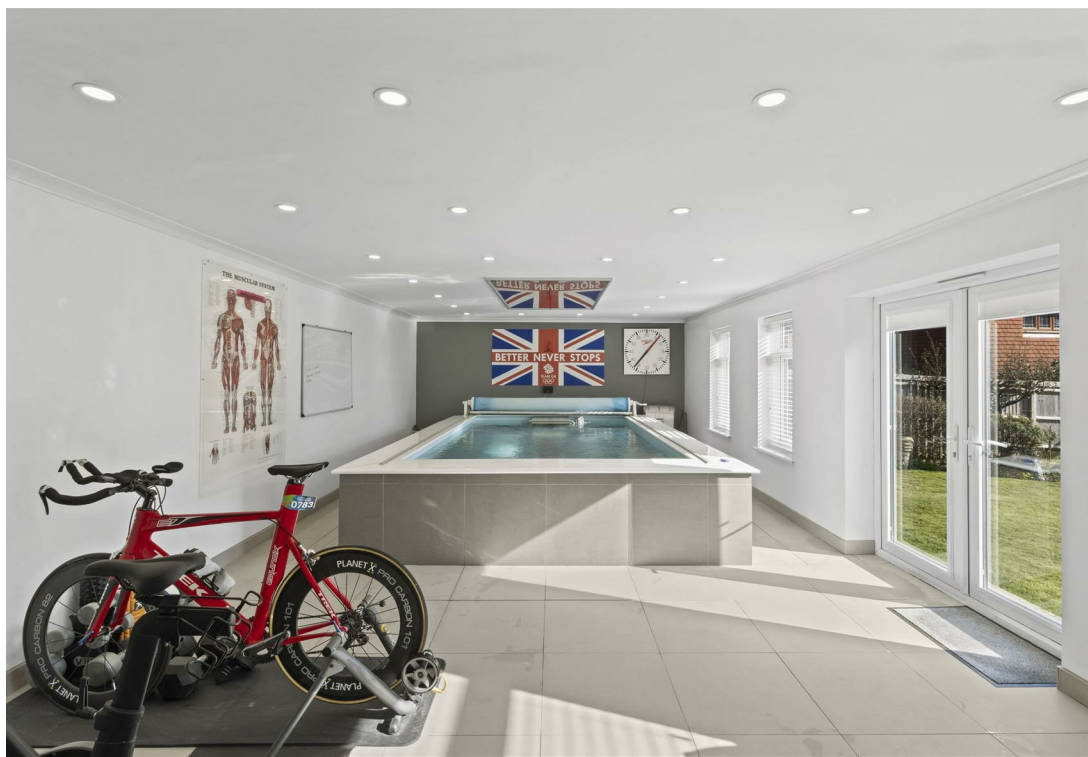








GROSS INTERNAL AREA  
 TOTAL: 278 m<sup>2</sup>/2,988 sq.ft  
 FLOOR 1: 150 m<sup>2</sup>/1,615 sq.ft, FLOOR 2: 128 m<sup>2</sup>/1,373 sq.ft  
 EXCLUDED AREAS: SPORTS ROOM: 51 m<sup>2</sup>/545 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





## Ground floor

### RECEPTION HALL

The bespoke Oak entrance door leads you to the spacious & welcoming reception hall. With oak framed double glazed picture window offering superb views. The oak staircase with study area under, leads to the first-floor accommodation.

### DRAWING ROOM

Enjoying a Southerly aspect, the Drawing Room enjoys superb views across the golf course. An exceptionally light room with double glazed windows set into oak frames to the front & side elevation. An Internal oak framed window adds to the light and view. Feature log burning stove with granite hearth & wooden mantle over. Smooth plastered, beamed ceiling with decorative ceiling rose.

### DINING ROOM

The Dining room features double glazed windows set into oak frames enjoying superb golf course views, as with the drawing room, an internal oak framed window adds to the light & view. Open brick-built fireplace. Smooth plastered ceiling with decorative ceiling rose.

### FAMILY ROOM

The superb Family Room features oak framed double-glazed windows & doors which overlook and lead out onto the rear garden. There's a further matching window to the side elevation & a double glazed lantern roof window is an added feature of this room. Glazed double doors lead to the Kitchen/Breakfast room. Smooth plastered ceiling with inset spotlighting.

### KITCHEN / BREAKFAST ROOM

The generous Kitchen/Breakfast room features a range of wall base units with further drawers & work surfaces incorporating granite work surface, one & a half bowl inset sink with mixer tap & hot tap. Matching kitchen island. Integrated dishwasher, Stoves range style cooker with brick surround & oak beam over & American style fridge freezer. Oak framed glazed French doors lead to the family room. Double glazed window set into an oak frame with matching French doors overlook & lead out onto the rear garden. Smooth plastered ceiling with inset spotlighting. Karndean flooring.

### CLOAKROOM / WC

Low-level WC with concealed system & storage cupboard surrounding. Wash basin with mirror above. Obscured glass block window.

### UTILITY / BOOT ROOM

Range of fitted wall & base units with stainless steel single drainer sink unit with mixer tap. Space & plumbing for washing machine & tumble dryer. Double storage cupboard. Radiator. Smooth plastered ceiling. Wall mounted Worcester boiler. Double glazed window to side elevation. Door leading to the side garden path is adjacent to the utility room.

## First floor

### LANDING

The split-level landing features a spacious reading area with oak framed double-glazed window overlooking rear garden, this area is heated by an electric heating mat within the walls and ceiling. A useful storage cupboard, loft hatch and airing cupboard can all be found on the landing.

### PRINCIPLE SUITE

The dual aspect principle bedroom suite boasts uninterrupted golf course views. The dressing room features a range of recessed wardrobes & enjoys views over the rear garden. The en suite bathroom comprises of a white suite with panelled bath with mixer tap, double walk-in shower cubicle, two pedestal wash basins with illuminated mirrors above & low-level WC. Electric underfloor heating. There are also useful fitted storage cupboards, tiled walls, a double-glazed window & smooth plastered ceiling with inset spotlighting.

### BEDROOM TWO

Enjoying a southerly aspect & enjoying superb uninterrupted golf course views from the number of double-glazed windows this room features. Smooth plastered ceiling with decorative ceiling rose. Pedestal wash basin.

### BEDROOM THREE

A dual aspect room with double glazed windows to the front, affording stunning views & side elevation. Wash basin with tiled splashback. Smooth plastered ceiling with decorative ceiling rose. Recessed eaves storage cupboard.

### BEDROOM FOUR

A dual aspect room with double glazed window overlooking rear garden & Velux window enjoying views over the golf course. Eaves storage cupboard. Fitted wardrobe with hanging rail and shelving over. This room is heated by an electric heating mat within the walls and ceiling. En-suite shower room: tiled shower cubicle, wash basin, low-level WC, tiled walls & floor, smooth plastered ceiling with insect spotlight & extractor fan.

### FAMILY BATHROOM

White suite comprising panelled bath with mixer tap & telephone shower attachment, tiled shower cubicle, pedestal wash basin with illuminated mirror above & low-level WC. Window, smooth plastered ceiling, tiled walls & a heated ladder style radiator.

### Pool Room/Fitness studio

A superb area with an Endless Pool & space for sports equipment. There is a shower room & separate WC. The floor is tiled with underfloor heating, the ceiling smooth plastered ceiling with inset spotlighting & four double glazed windows & French doors overlook & lead out onto the rear garden. Golf course views are also enjoyed from this room. Subject to the usual consents, this area could be reconfigured to annex accommodation.

### Outside:

The front garden has an area of level lawn with shrub & flowering beds & borders & enjoys superb uninterrupted golf course views appreciating a good degree of privacy this section of garden offers an opportunity to escape everyday life whilst embracing a little calm & serenity! Steps descend from this area of garden & lead to a tiered rockery with ornamental flowering shrubs & bushes.

The rear garden is laid to level lawn with shrub and flowering beds & borders. A central paved path leads to the Pool Room/Fitness Studio. The garden is enclosed by close boarded timber fencing & hedge row. Golf course views can also be enjoyed between Firtle & the neighbouring property.

Garage: With remote roller door, power & light. Set into the banked rockery and approached via a single driveway.

### Disclaimer

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.



## COUNCIL TAX BAND

Local Authority: Lewes District Council

Council Tax Band: G

## ENERGY PERFORMANCE CERTIFICATES (EPC)

Energy Efficiency Rating: C



## DISCLAIMER

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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.

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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.

01323 898414

sales@davidjordan.co.uk

davidjordan.co.uk

*David Jordan*

EST. 2004