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Any floor plans shown are for identification purposes only and are not to scale

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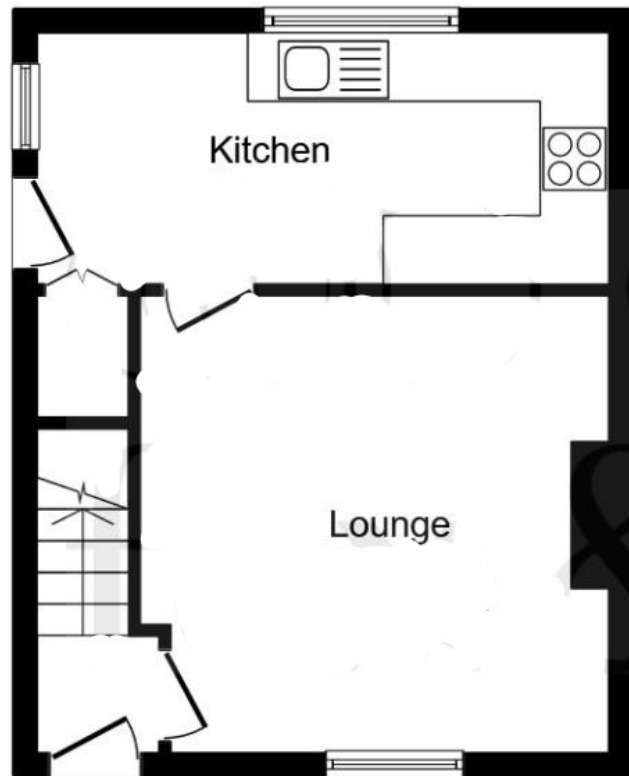
A very well presented 2 bedroom 'Sussex style' cottage with lots of character and situated in a lovely location opposite the Telscombe Tye with its picturesque walks. Local shops, buses and the seafront are all a short walk from the property. The newly refurbished Saltdean Lido open air swimming pool with its new gym, Library, Café and restaurant is also close by.

The entrance hall leads to a nice living room with an open fire, space for a dining table and a window overlooking the front towards the Telscombe Tye. The kitchen is to the rear of the house and overlooks the rear garden and has extensive views over Saltdean. The kitchen is fitted on 2 walls with cupboards, drawers and space for appliances. There is also a useful breakfast bar and a door which gives access to the rear garden. The bright landing on the first floor leads to 2 double bedrooms, each having lovely views over either The Telscombe Tye or Saltdean. The bathroom is also a nice size with a white suite comprising of a panelled bath, wash basin and a low level W/C. There is also a hatch to the roof space.

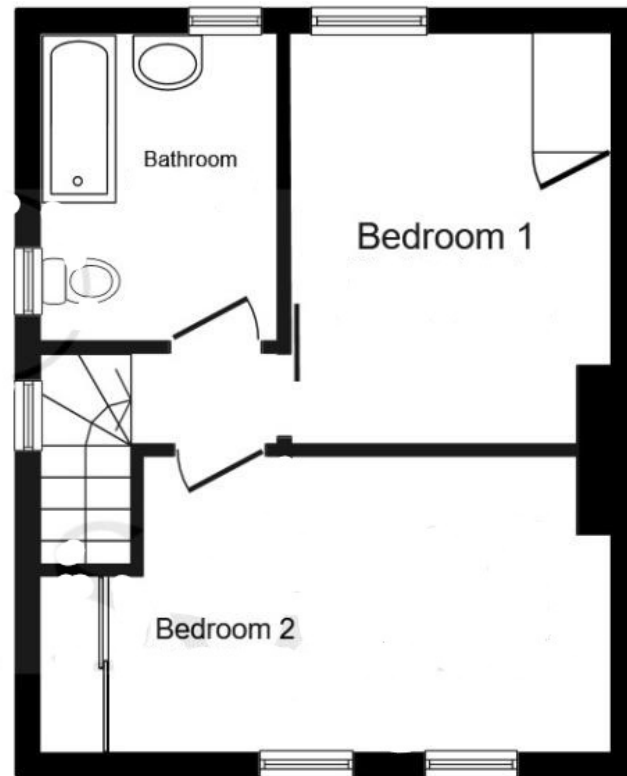
Outside, to the front of the property is a private enclosed front garden and driveway. A wide side access leads to a very good sized rear garden that has been completely landscaped and is neatly laid to lawn with fences and hedges giving a good degree of privacy. There is a generously sized west facing patio area. At the end of the garden are 3 additional plots which the owner owns on a separate deed and are included in the sale price. One area has a good size storage shed and the owner has lawned the other two areas incorporating them into the main garden.

As with some of the surrounding properties the house offers scope for extension, subject to any necessary consents.

Internal viewing is highly recommended to appreciate the character and accommodation offered.



Ground Floor



First Floor

ENTRANCE HALL

LIVING ROOM 13'3" x 12'8" (4.05m x 3.86m)

KITCHEN 16'5" x 7'3" (5.00m x 2.20m)

BEDROOM 1 15'2" x 10' (4.63m x 3.05m)

BEDROOM 2 12' x 9'8" (3.66m x 2.94m)

BATHROOM 9'1" x 8'1" (2.76m x 2.46m)

LARGE REAR GARDEN