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

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**4 Teynham House, Marine Drive, Saltdean, BN2 8LZ**  
**£245,000**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

A superbly situated ground floor seafront flat having lovely views to the sea and being opposite the access to the beach and undercliff walk with its café's and is 100 yards from the newly refurbished Lido swimming pool. Local shops in Longridge Avenue are very close by. The flat is also situated opposite a bus stop with very frequent access to Brighton. The block was built in the 1930's and has recently been completely renovated to include new rendering, new windows and works have commenced to add 3 luxury apartments on the roof. In addition a lift is to be installed and the internal parts redecorated.

The flat is south facing and therefore feels extremely light and spacious. There is a good size Entrance Hall. The Lounge has a large bay window with a recently replaced double glazed window making the most of the sea and coastal views. The lounge has the original wood flooring. The Kitchen is again south facing and is fitted with a range of wall and base units on 2 walls. Space for a cooker, washing machine, fridge and freezer. There is also a small breakfast bar area. The bedroom is a nice double room with sea views. Lastly, the bathroom is fitted with a white suite and had part tiled walls.

A unique opportunity to live in a newly renovated 1930's block on the seafront. No chain.



#### ENTRANCE HALL

LOUNGE 15'4" x 12'2" (4.68m x 3.71m)

KITCHEN 12'4" x 5'10" (4.76m x 1.79m)

BEDROOM 12'3" x 11'3" (3.73m x 3.42m)

#### BATHROOM