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

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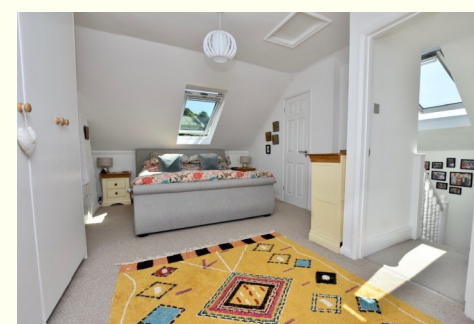
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58 Greenbank Avenue, Saltdean, BN2 8QQ
£550,000



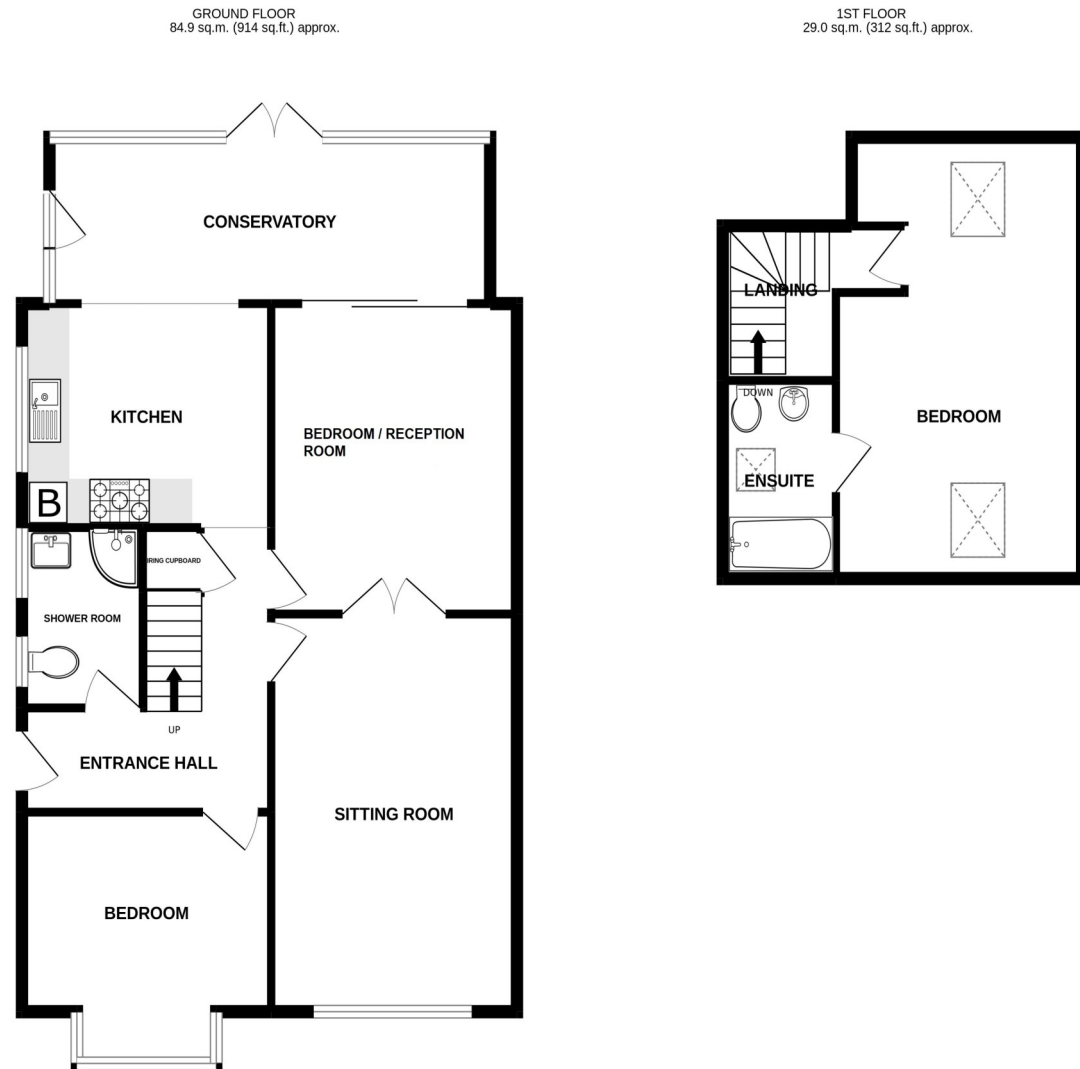
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A superbly presented and much improved 3 bedroom semi-detached chalet bungalow situated on a large corner plot complete with a double garage offering further scope for extension. The current owners have carried out extensive works including re-rendering and new windows externally and a new kitchen, new boiler and redecoration internally. The property really wants for nothing and is situated in a sought after position close to local shops, buses and the Primary School and has lovely views to the countryside and sea.

The newly installed front door complete with 'ring' doorbell and 3 camera system leads to a bright and spacious hall with space for coats etc. The lounge is a good sized room which overlooks the front garden and has a large window with fitted shutter blinds. The lounge has double doors which lead into Bedroom 3, presently used as a reception room. The kitchen is a particular feature of the property having been completely refitted with a quality 'magnet' kitchen in grey with copper handles. The kitchen has fully integrated AEG appliances including a gas hob, double oven, fridge/freezer and dishwasher. The kitchen opens out into a lovely bright dining room/conservatory with French doors to the rear garden. Two double bedrooms and a modern shower complete the accommodation on the ground floor.

Stairs from the hallway lead to a very nice main bedroom with en-suite bathroom/wc. The room has 2 velux windows with stunning views over Saltdean to downland and the sea and has built in wardrobes and paves access/storage.

Outside, the property has a wide frontage with a new boundary wall and neat lawn area. A driveway currently has parking for 1 car but could easily accommodate more with some further hard surfaces being laid. There is a secluded rear garden with lovely views, a lawn, shingle area and large paved area with space for a table and chairs. The double width garage/Workshop which is considered ideal for any car enthusiast as it has plenty of room to work around a car etc and also has power and light, washing machine, a rear door and could easily be converted to form a large studio/office etc.



58 GREENBANK AVENUE SALTDEAN
 TOTAL FLOOR AREA: 114.0 sq.m. (1227 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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ENTRANCE HALL

LOUNGE 17'8" x 11'9" (5.38m x 3.58m)

KITCHEN 11'11" x 9'11" (3.63m x 3.02m)

DINING ROOM/CONSERVATORY 21'6" x 7'3" (6.55m x 2.20m)

BEDROOM 2 12' x 11'2" (3.66m x 3.40m)

BEDROOM 3 13'9" x 11'9" (4.21m x 3.58m)

SHOWER ROOM/WC

FIRST FLOOR LANDING

BEDROOM 1 19'7" x 11'3" (5.96m x 3.42m)

EN-SUITE BATHROOM/WC 8'9" x 5'5" (2.67m x 1.64m)

DOUBLE GARAGE/WORKSHOP 18'8" x 16'4" (5.69m x 4.98m)

WELL MAINTAINED GARDENS