



EPC - D

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.

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

Directors: Paul Carruthers Stephen Luck

7 Longridge Avenue
Saltdean. BN2 8LG
Tel: **01273 303064**
e: saltdean@carruthersandluck.co.uk

Also at:
233a South Coast Road, Peacehaven. BN10 8LD
e: peacehaven@carruthersandluck.co.uk

Lettings department:
233a South Coast Road, BN10 8LD
e: lettings@carruthersandluck.co.uk
Company registration no: 08884155



Find us on Facebook
Carruthers Luck



Follow us on Twitter!
@CarruthersLuck



C&L

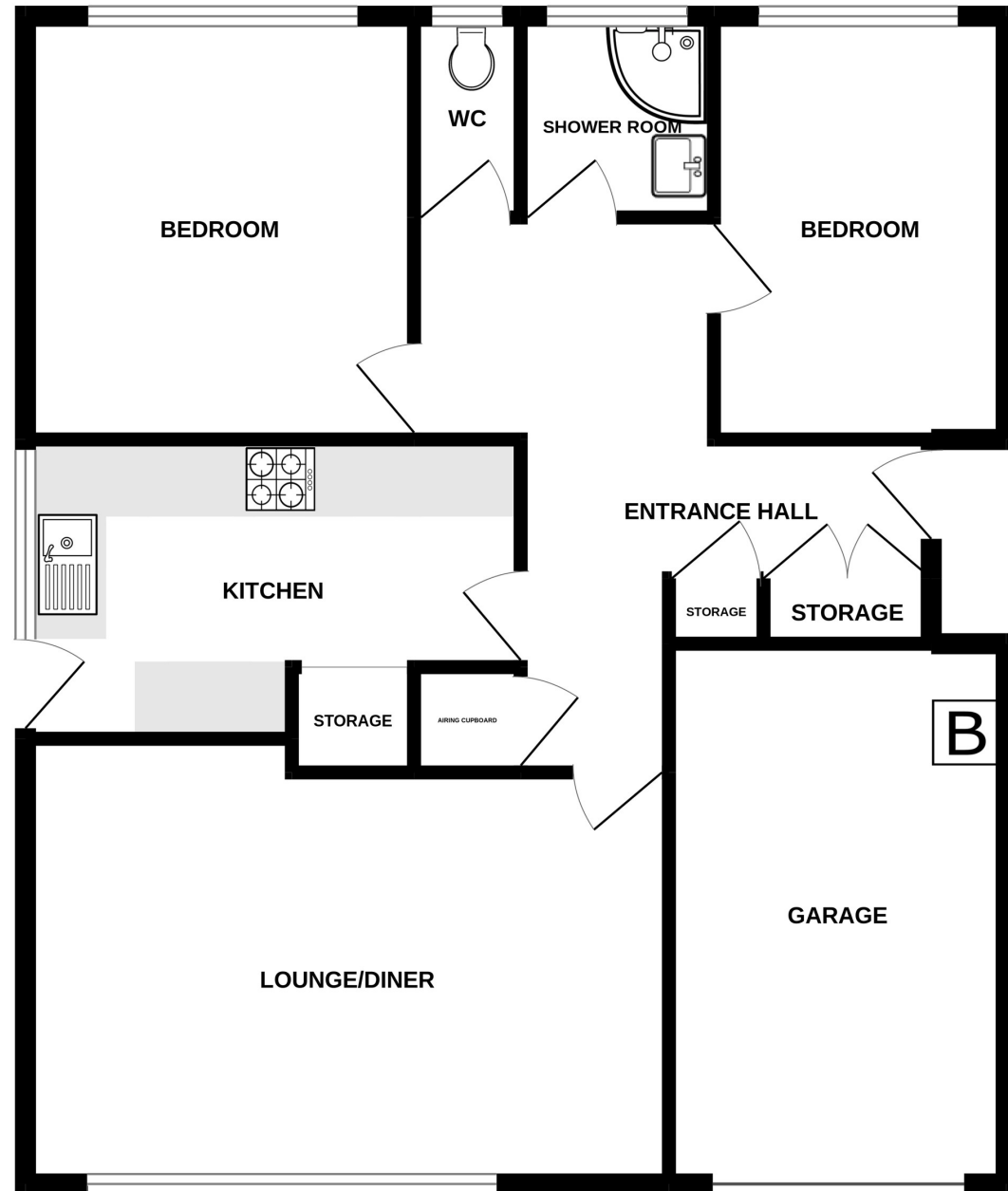
carruthersandluck
salesandlettings

56 Chiltington Way, Saltdean, BN2 8HB
£415,000



www.carruthersandluck.co.uk

GROUND FLOOR
82.6 sq.m. (890 sq.ft.) approx.



56 CHILTINGTON WAY SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 82.6 sq.m. (890 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.
Made with Metropix ©2022

A spacious 2 bedroom detached bungalow located in a favoured and most convenient position in West Saltdean within 500 yards of local shops and frequent bus services to Brighton City Centre. The bungalow is on level ground and is also just a short walk from Saltdean park, the Saltdean Lido open air swimming pool and the seafront/beach.

The present owners of over thirty years have maintained the property well and have more recently replaced the gas boiler, though the bungalow would now benefit from modernisation.

The front door is to the north side of the property and leads to a nice size entrance hall. The south/east facing lounge/dining room has a wide window with nice views over Saltdean, Saltdean Primary School playing fields and to the Sea. Being south/east facing the room is very bright. The kitchen/breakfast room is fitted with a range of limed oak fronted work and base units with an integrated gas hob and oven and then space for all other appliances. There is a breakfast bar and a door giving access to the rear garden. Two double bedrooms are both to the rear of the property and overlook the rear garden. The shower room completes the accommodation.

Outside, a good sized integral garage has power and light and also houses a replacement 'Valliat' gas boiler. The front garden is mainly paved for easy maintenance and has parking for 1 car. The rear garden is mainly laid to lawn and has established plants, shrubs and trees.

The property is offered for sale with no chain.

ENTRANCE HALL

LOUNGE 18' x 13'2" (5.49m x 4.03m)

KITCHEN 14' x 8'3" (4.28m x 2.51m)

BEDROOM 1 11'10" x 10'10" (3.60m x 3.30m)

BEDROOM 2 11'11" x 10'1" (3.63m x 3.07m) narrows to 8'1" (2.46m)

SHOWER ROOM 6' x 5'4" (1.83m x 1.62m)

SEPARATE WC

OUTSIDE

GARAGE 13'9" x 9'10" (4.21m x 2.99m)

GARDENS