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

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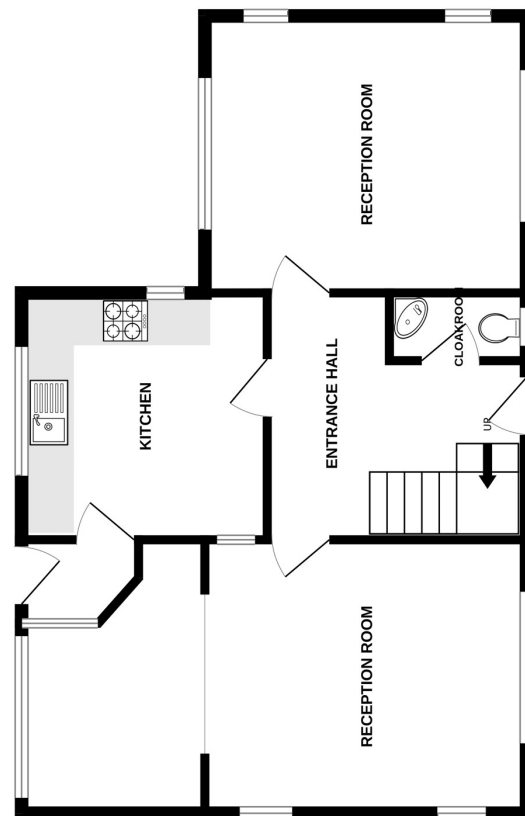
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35 Saltdean Drive, Saltdean, BN2 8SB
OIEO £800,000

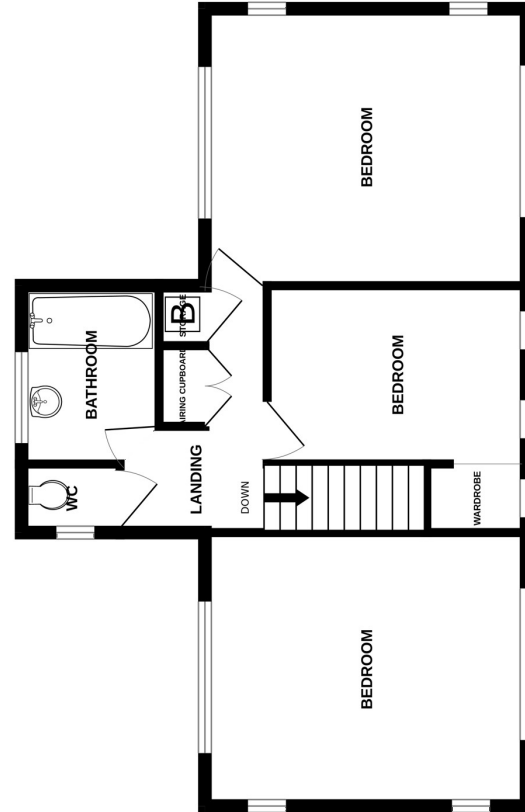


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GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



1ST FLOOR
52.6 sq.m. (566 sq.ft.) approx.



35 SALTDEAN DRIVE SALTDEAN BRIGHTON

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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Once in a while, we get the opportunity to sell some truly unique properties, and this is certainly one of them. This will be the first time this property has come to the market since being built and it really is a stand out house with lots of kerb appeal and scope for further improvement or extension, should someone wish to.

The house has a very traditional feel and layout and most rooms are either double or triple aspect with spectacular views over Saltdean to the sea.

On the ground floor there is a spacious triple aspect lounge with superb views to the sea. There is also a similarly spacious triple aspect dining room/bedroom 4, again with nice views. The kitchen is to the rear of the property and overlooks the rear garden and is fitted with a range of white units. There is also a downstairs cloakroom/wc. On the first floor there are 2 good sized triple aspect bedrooms and a 3rd bedroom with sea views. The views from all of the bedrooms are superb. A bathroom and separate wc complete the first floor accommodation.

The house sits on a double plot and has a good size front garden which is mainly laid to lawn and there is a block paved driveway with parking for 3/4 cars. The driveway gives access to a detached garage. The rear garden is a particular feature of the house measuring 65' x 55' and is mainly laid to lawn.

The property is offered for sale with no chain.

ENTRANCE HALL 11'3" x 7'9" (3.42m x 2.36m)

LOUNGE 21'10" x 11'10" (6.65m x 3.60m)

DINING ROOM/BEDROOM 4 14' x 12' (4.28m x 3.66m)

KITCHEN 10'8" x 10'7" (3.25m x 3.22m)

CLOAKROOM/WC

LANDING

BEDROOM 1 14' x 11'10" (4.28m x 3.60m)

BEDROOM 2 14' x 11'10" (4.28m x 3.60m)

BEDROOM 3 11'3" x 7'6" (3.42m x 2.28m)

BATHROOM 7'7" x 6'1" (2.30m x 1.85m)

SEPARATE WC

OUTSIDE

GARAGE 15'8" x 8'3" (4.78m x 2.51m)

REAR GARDEN 65' x 55' (19.81m x 16.76m)