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

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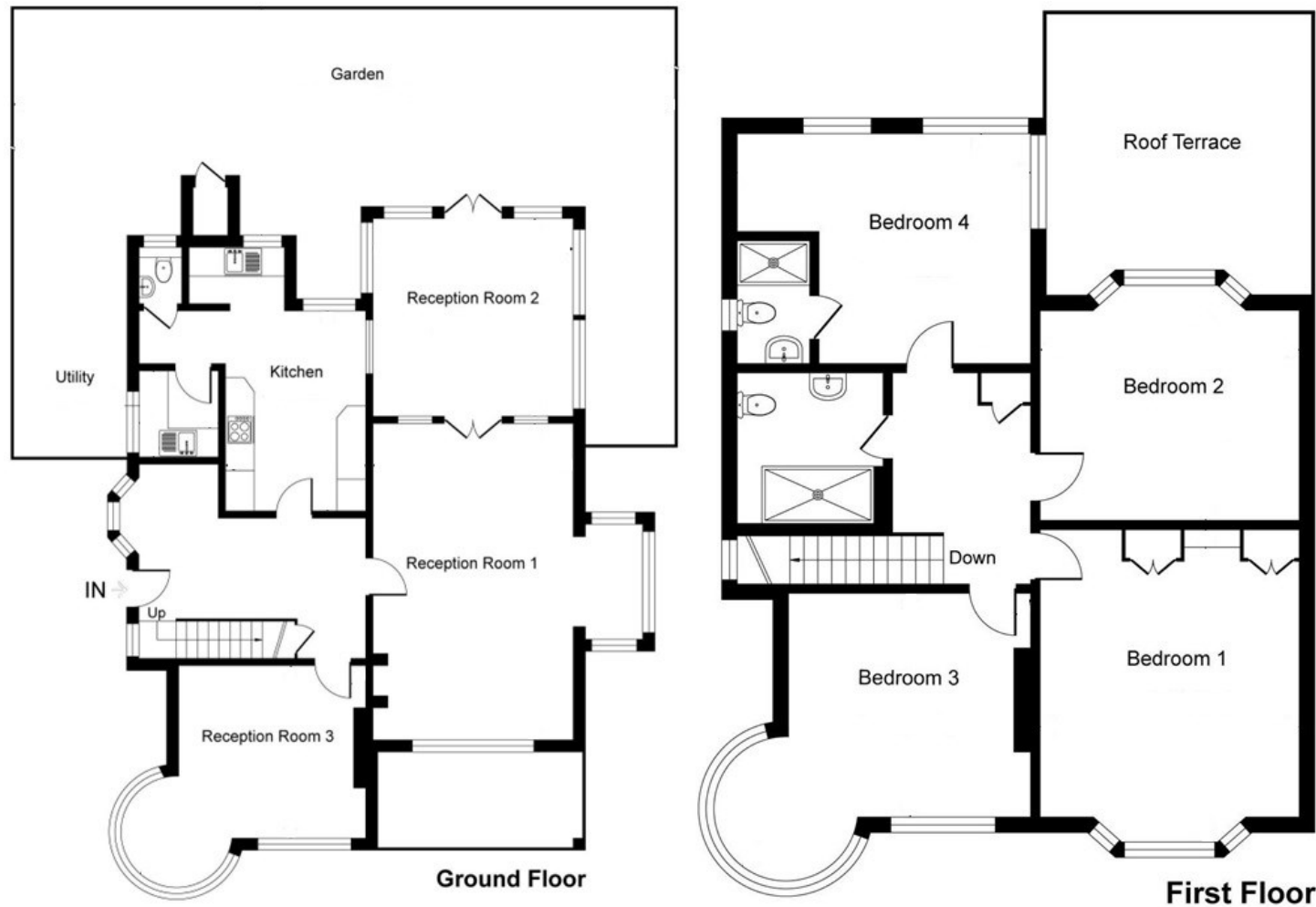
An opportunity to purchase a stunning 4/5 Bedroom detached house located in a good location just a few yards from the seafront. This really is a stand out property offering very spacious and well laid out accommodation for the largest of families and is presented in very good order throughout. There is underfloor heating in lounge, hallway, main upstairs bathroom and downstairs WC. From the moment you walk into the bright and spacious hallway the feeling of light and space is evident.

On the ground floor is the main Living area which is a bright triple aspect room with an archway to a lovely sun area. Double doors then open out into a modern conservatory with plastered walls and doors giving access to the rear garden. A separate Dining room is a particular feature of the house having a semicircular 'turret'. The Dining room could also be used as a large 5th Bedroom. The Kitchen is fitted with a wide range of modern units with integrated appliances, a space for a breakfast table and windows overlooking the rear garden. Also, off of the Kitchen is a very useful Utility room and separate WC/Cloakroom.

On the first floor is a generous landing with a hatch to a large loft space. There are 4 good size double bedrooms, all having lovely views of either the sea or across Saltdean to the Telscombe Tye. One of the bedrooms has its own En-suite Shower room. A recently installed walk in wet room completes the accommodation on the first floor.

The house is situated on a larger than average plot and has two block paved driveways to the front providing parking for at least 5 cars. In addition to the off road parking there is a good size detached garage with power and light.

The rear garden is very well presented with a level lawn and a large paved patio area with plenty of space for garden tables and chairs. The garden has established tree's and shrubs and a garden shed. Local shops, eateries and buses are all close by in Longridge Avenue, as is the newly refurbished Saltdean Lido, beach access and frequent buses to Brighton City Centre.



ENTRANCE HALL

LOUNGE 22' x 13'1" (6.71m x 4.24m)

DINING ROOM/BEDROOM 5 19'4" x 13' (5.89m x 3.96m)

KITCHEN 13'11" x 9'9" (4.24m x 2.97m)

CONSERVATORY 13'11" x 13'9" (4.24m x 4.29m)

UTILITY ROOM 6'10" x 5'7" (2.08m x 1.70m)

BEDROOM 1 16'9" x 13'10" (5.11m x 4.22m)

BEDROOM 2 13'10" x 11'3" (4.22m x 3.43m)

BEDROOM 3 19'10" x 13' (6.05m x 3.96m)

BEDROOM 4 15'11" x 12'1" (4.85m x 3.68m)

WETROOM

GARAGE

GARDENS