



**EPC - D**

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

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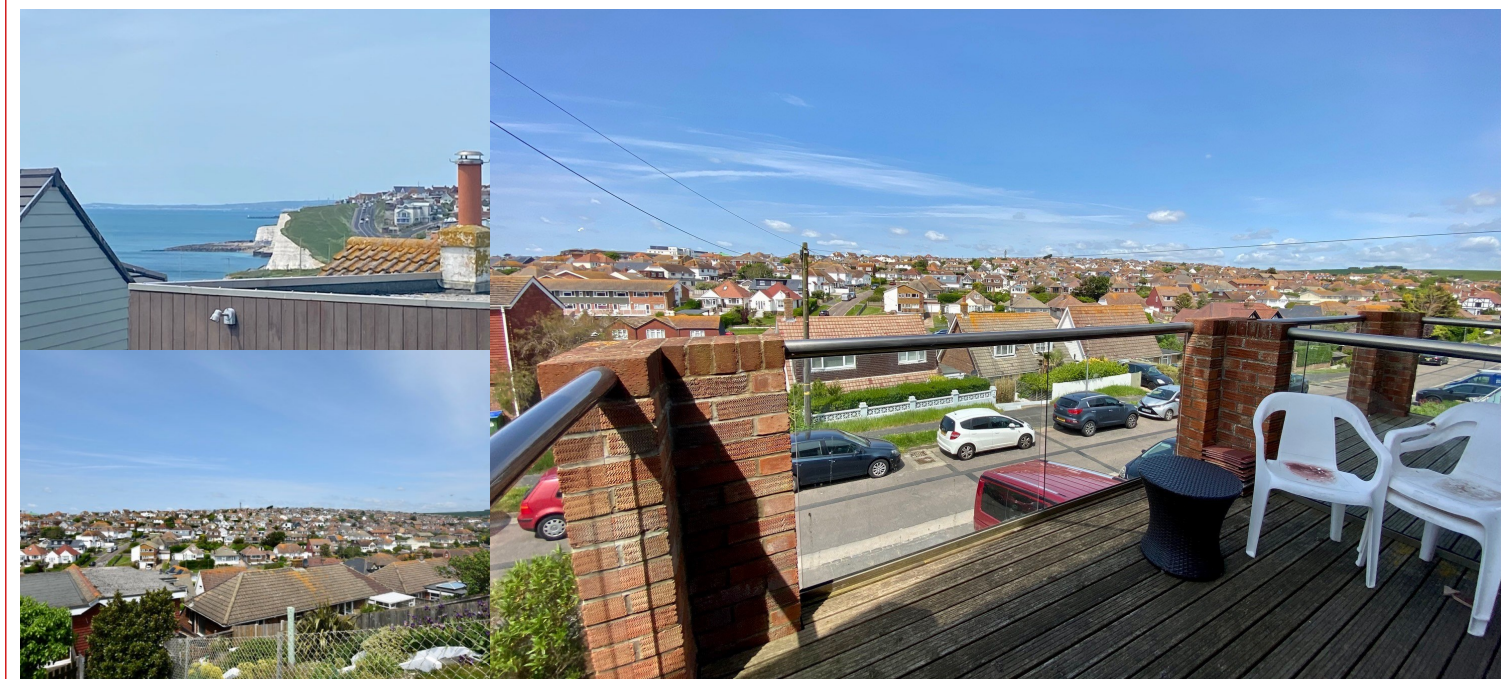
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**£389,950**



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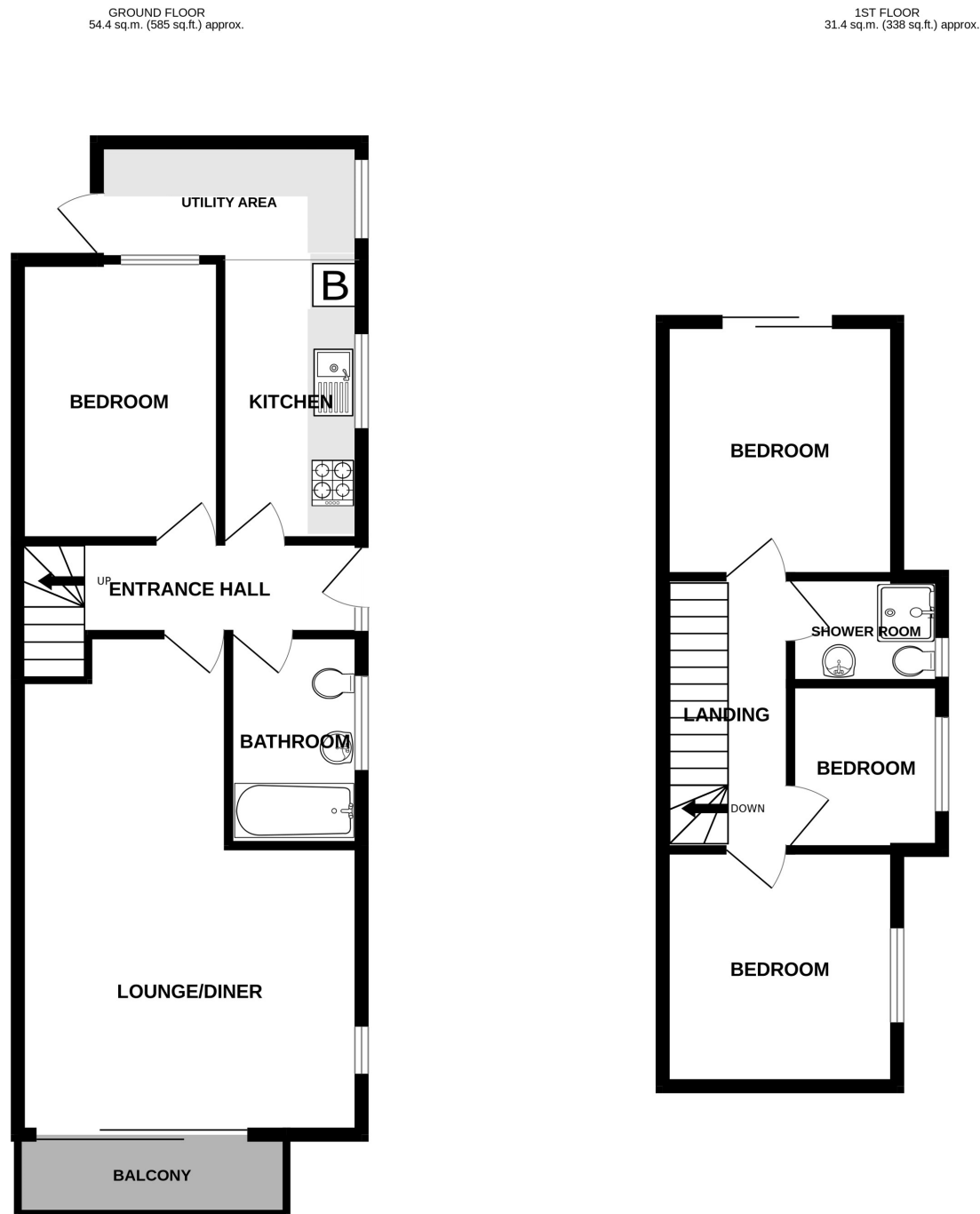
A 4 bedroom semi-detached house in a great position having some lovely views across Saltdean and to the sea. The property offers spacious accommodation and is set out over 2 floors. The seafront with its frequent bus service to Brighton City Centre is just 50 yards and Longridge Avenue with its various shops and eateries is about a 10 minute walk.

The property has an Entrance Hall which leads to a large Lounge/Dining room with wide patio doors leading out onto a west facing sun balcony making the most of the views. The Kitchen is to the rear of the property and has fitted wall and base units to one wall with a built in oven and hob. Also on the ground floor is the main bedroom and a modern white bathroom. The first floor has 3 bedrooms each having nice views over Saltdean or to the sea, together with a shower room. There is a door from the rear bedroom leading out into the rear garden.

Underneath the house is a very useful and larger than average garage that could easily be converted to form more living space. To the front is a driveway and steps to the front door.

The rear garden is a particular feature of the property being mainly laid to lawn and having superb views from the top across Saltdean and to the sea. The lower part of the garden, closer to the property is laid out as a patio area with space for a table and chairs.

The house offers good sized rooms and still has scope for extension and/improvement.



10 HAMSEY ROAD SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 85.7 sq.m. (923 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/DINING ROOM 21' x 14'6" (6.40m x 4.41)**

**KITCHEN 17'9 x 5'7" (5.41m x 1.70m)**

**BEDROOM 1 11' x 8'6" (3.35m x 2.59m)**

**BATHROOM 8'10" x 5'7" (2.69m x 1.70m)**

#### FIRST FLOOR

**BEDROOM 2 10'9" x 9'11" (3.27m x 3.02m)**

**BEDROOM 3 10'1" x 9'10" (3.07m x 2.99m)**

**BEDROOM 4 7' x 6'4" (2.13m x 1.93m)**

**SHOWER ROOM 6'3" x 4'6" (1.90m x 1.37m)**

**GARAGE 18'2" x 15' (ceiling height is 9'7") (5.53m x 4.57)**

**GOOD SIZE GARDEN**