



**EPC - C**

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

**7a Bannings Vale, Saltdean, BN2 8DB**  
**Offers Over £550,000**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

Located just a few yards from the seafront is this impressive white rendered 4 bedroom semi-detached house having open views towards the sea. The property is well presented and offers bright and spacious family accommodation over four floors plus it has a garage and self-contained office below.

The entrance hall leads to a nice size lounge with fitted shutter blinds and a fitted gas fire. The spacious family kitchen is to the rear of the house and is fitted with a range of modern white units with white granite worktops. There is a wide range of base cupboards and drawers and matching wall units. Breakfast bar with space for 2 stools and French doors open into a nice west facing conservatory/dining room with a pitched glass roof and doors out to the rear garden.

On the first floor are 3 bedrooms, the main having an en-suite shower room. The modern family bathroom is also on the first floor. Stairs then rise from the landing to a second floor bedroom with velux windows. Below the house is a garage with power and light and a very useful self-contained office with all services.

The front garden has a level lawn area and off street parking, bin store area, attractive wide steps lead to a small terrace area and the front door. There is a wide side area leading to the rear garden and the front garden is finished with a white rendered wall.

Longridge Avenue, with its varied shops and eateries is only a few minutes walk and the seafront which is only a few yards away offers frequent buses and easy access to Brighton City Centre. The seafront also has beach access.

ENTRANCE FLOOR 24.6 sq.m. (255 sq.ft.) approx. GROUND FLOOR 63.9 sq.m. (688 sq.ft.) approx. 1ST FLOOR 45.3 sq.m. (488 sq.ft.) approx. 2ND FLOOR 14.8 sq.m. (159 sq.ft.) approx.



7A BANNINGS VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 148.6 sq.m. (1600 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 ©2023

**ENTRANCE HALL 24' x 6'2" (7.31m x 1.87m)**

**LOUNGE 20'3" x 10'7" (6.17m x 3.22m)**

**KITCHEN/DINING ROOM 17'3" x 13' (5.25m x 3.96m)**

**CONSERVATORY/DINING ROOM 14'10" x 9'3" (4.52m x 2.81m)**

**BEDROOM 1 12'4" x 10'7" (3.75m x 3.22m)**

**BEDROOM 2 13'2" x 9'1" (4.01m x 2.76m)**

**BEDROOM 3 9' x 7'10" (2.74m x 2.38m)**

**BATHROOM 8'11" x 6'3" (2.71m x 1.90m)**

**SECOND FLOOR BEDROOM 4 13'8" x 8'10" (4.16m x 2.69m)**

**OFFICE 10'3" x 9'4" (3.12m x 2.84m)**

**GARAGE**

**GARDENS**