



**1 Walesbeech Road, Saltdean, BN2 8EF**  
**£415,000**



**EPC - D**

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

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A spacious and nicely presented detached 2 bedroom bungalow located in a sought after position just a few yards from the seafront with its frequent bus service to Brighton City Centre and within a 5 minute walk of Longridge Avenue with its various shops, eateries and doctors surgery.

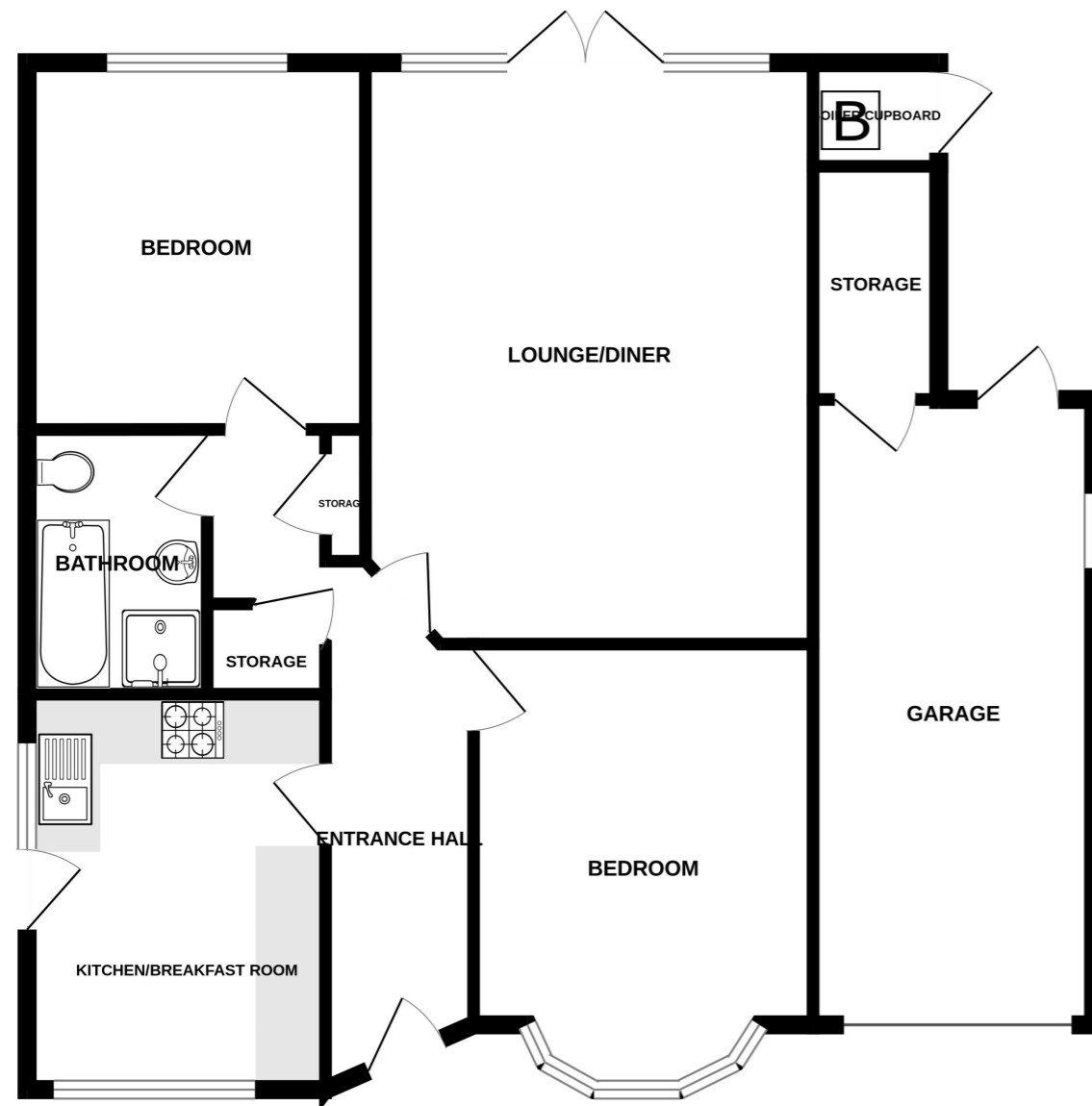
The property was completely refurbished around 10 years ago so is still relatively modern and it has plenty of scope for extension into the roof space (sub to permissions).

The spacious entrance hall has built in cupboard and access to the loft. There is a very good size Living room to the rear with wide French doors to the west facing rear garden. The Kitchen is to the front of the bungalow and is fitted with a range of white shaker style units on 3 wall with a wood effect work surface, matching wall cupboards and a bright dual aspect with 2 windows and a door to the outside. 2 double bedrooms, one having fitted wardrobes and a modern bathroom with both a shower and bath complete the internal accommodation.

Outside, the property has a good size garage, boiler room and driveway. The front garden is mainly laid to lawn and has a pathway via both sides to a level west facing rear garden. The rear garden is mainly laid to lawn and has a large decked area (requires some attention). In addition there is a patio area and a summerhouse.

The property is offered for sale with no chain.

GROUND FLOOR  
90.2 sq.m. (971 sq.ft.) approx.



#### ENTRANCE HALL

LOUNGE 18' x 13'10" (5.49m x 4.23m)

KITCHEN 12'5" x 9'4" (3.78m x 2.84m)

BEDROOM 1 14' x 10'6" (4.28m x 3.20m)

BEDROOM 2 11'5" x 10'6" (3.47m x 3.20m)

BATHROOM 8'2" x 5'6" (2.49m x 1.67m)

GARAGE 19'6" x 8'7" (5.94m x 2.61m)

#### GARDENS

1 WALESBEECH ROAD SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 90.2 sq.m. (971 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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