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 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



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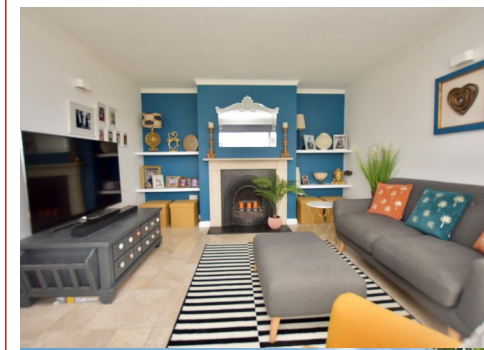
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105 Greenbank Avenue, Saltdean, BN2 8QP
£650,000



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Once in a while properties come along that really need to be viewed internally to be fully appreciated. This 4 Bedroom detached chalet bungalow in Greenbank Avenue is one of them. The owners have taken it from a fairly standard 3 bedroom bungalow and created a fabulous, modern, bright and spacious home with incredible views over the downs, West Saltdean and to the sea.

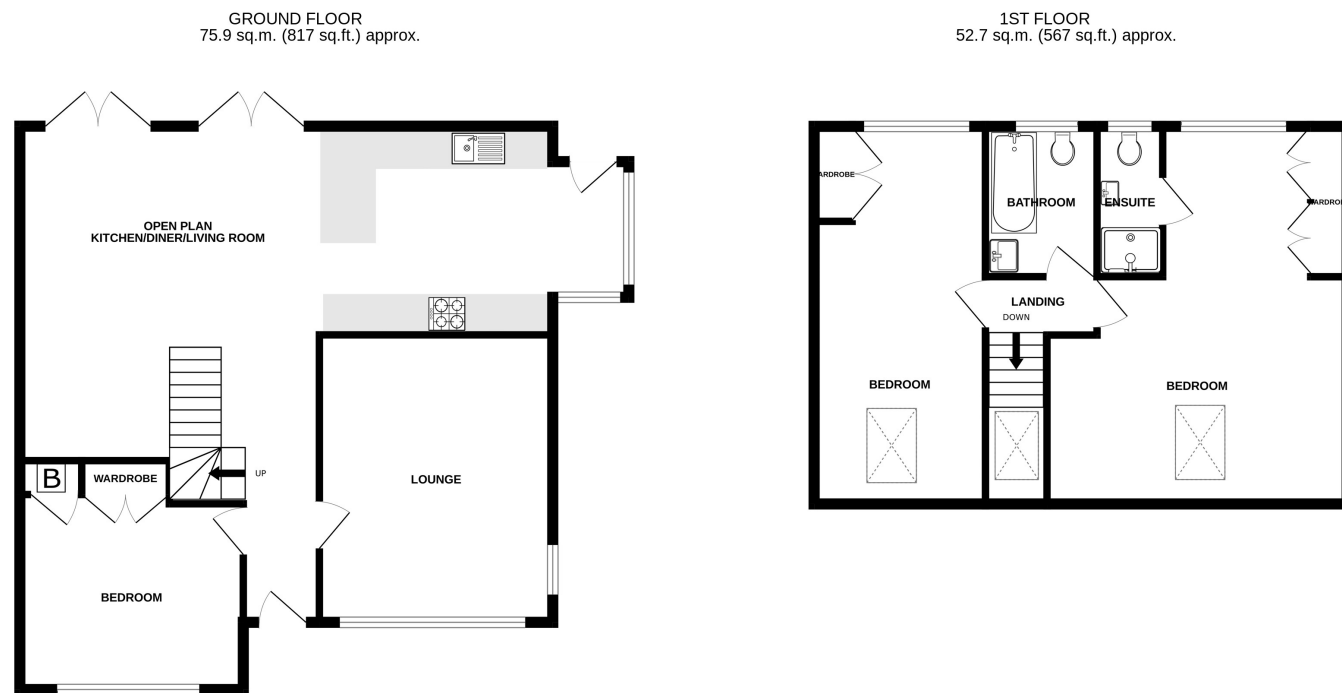
Every aspect of the property has been improved over the years and it now wants for nothing. From the superb open plan Living room and the smart modern Kitchen to the detached Cabin at the far end of the garden complete with wood burner and HD projector, the property is ready to be enjoyed by the next owner. The property has a new boiler on a Hive system.

The front door leads to an Entrance hall which opens up nicely into the main reception area with oak floors and two sets of wide French doors leading to the garden. The Kitchen is fitted with a wide range of high gloss handle less units with base cupboards and deep drawers all finished with a composite work surface and breakfast bar. There are matching wall units and built in appliances to include a double oven, hob, a new dishwasher, a new AEG 'Prosteam' washing machine, fridge and freezer. To one end of the kitchen is space for a dining table. Also on the ground floor is another reception room/4th Bedroom that has two windows and lovely views across the downs and to the sea. Another good size double bedroom completes the ground floor accommodation.

A feature staircase with a glass balustrade leads to a spacious first floor where there are two large double bedrooms and 2 bathrooms. The main Bedroom is dual aspect and makes the most of the views. This room has its own en-suite shower room. The second bedroom is again dual aspect with views. There is also a modern family bathroom on this floor.

Outside, the owners have completely landscaped and redesigned the gardens. The front is made up of a series of rendered retaining walls with established flower and shrub borders. The driveway leads to the garage and is attractively paved to match the pathways, and there are steps to the front door and terrace area. A side access leads to the rear garden. Again the current owners have created a superb space for entertaining with a lower patio area with space for tables and chairs etc. A few shallow steps then lead to the main garden area which is laid to lawn and surrounded by established plants, shrubs and hedges. At the end of the garden is another patio area that enjoys the summer sun until sunset. There is also a superb cabin/garden room. The room is fully insulated using high quality Celotex boards allowing the room to be used all year round and require very little heating to stay warm. The room also has ethernet cabling and is 'Alexa' enabled which can be activated from the main house. The room is accessed via sliding patio doors and is complete with a wood burner and even has an HD projector which is all included in the sale.

Lastly, the property is located in a nice position on elevated ground and is within a quarter of a mile of both Longridge Avenue and Lustrells Vale each with a variety of shops and eateries. The bus stop is very nearby providing frequent buses to Brighton City Centre.



105 GREENBANK AVENUE SALTDEAN BRIGHTON
 TOTAL FLOOR AREA : 128.6 sq.m. (1384 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
OPEN PLAN LOUNGE 17'9" x 15'10" (5.41m x 4.83m)
KITCHEN/DINING ROOM 16'1" x 10'3" (4.90m x 3.12m)
BEDROOM 4/RECEPTION ROOM 2 16' x 12' (4.88m x 3.66m)
BEDROOM 3 12' x 10'5" (3.66m x 3.17m) plus wardrobe depth

FIRST FLOOR
BEDROOM 1 20'4" x 16' (6.20m x 4.88m)
EN-SUITE SHOWER ROOM
BEDROOM 2 20'4" x 8'5" (6.20m x 2.56m)
BATHROOM 8'2" x 5'10" (2.49m x 1.79m)

CABIN/GARDEN ROOM 11' x 11' (3.35m x 3.35m)
GARAGE