

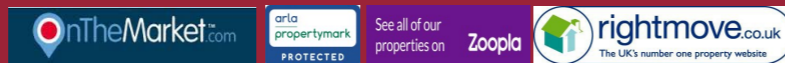


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Any floor plans shown are for identification purposes only and are not to scale
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,
 Peacehaven. BN10 8LD
 Tel: **01273 585001**
 e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG
 Tel: 01273 303064
 e:saltdean@carruthersandluck.co.uk

Lettings department:
 233a South Coast Road, BN10 8LD
 e: lettings@carruthersandluck.co.uk
 Company registration no: 08884155



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carruthersandluck
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44 Greenbank Avenue, Saltdean, BN2 8QS

EPC : D

£425,000



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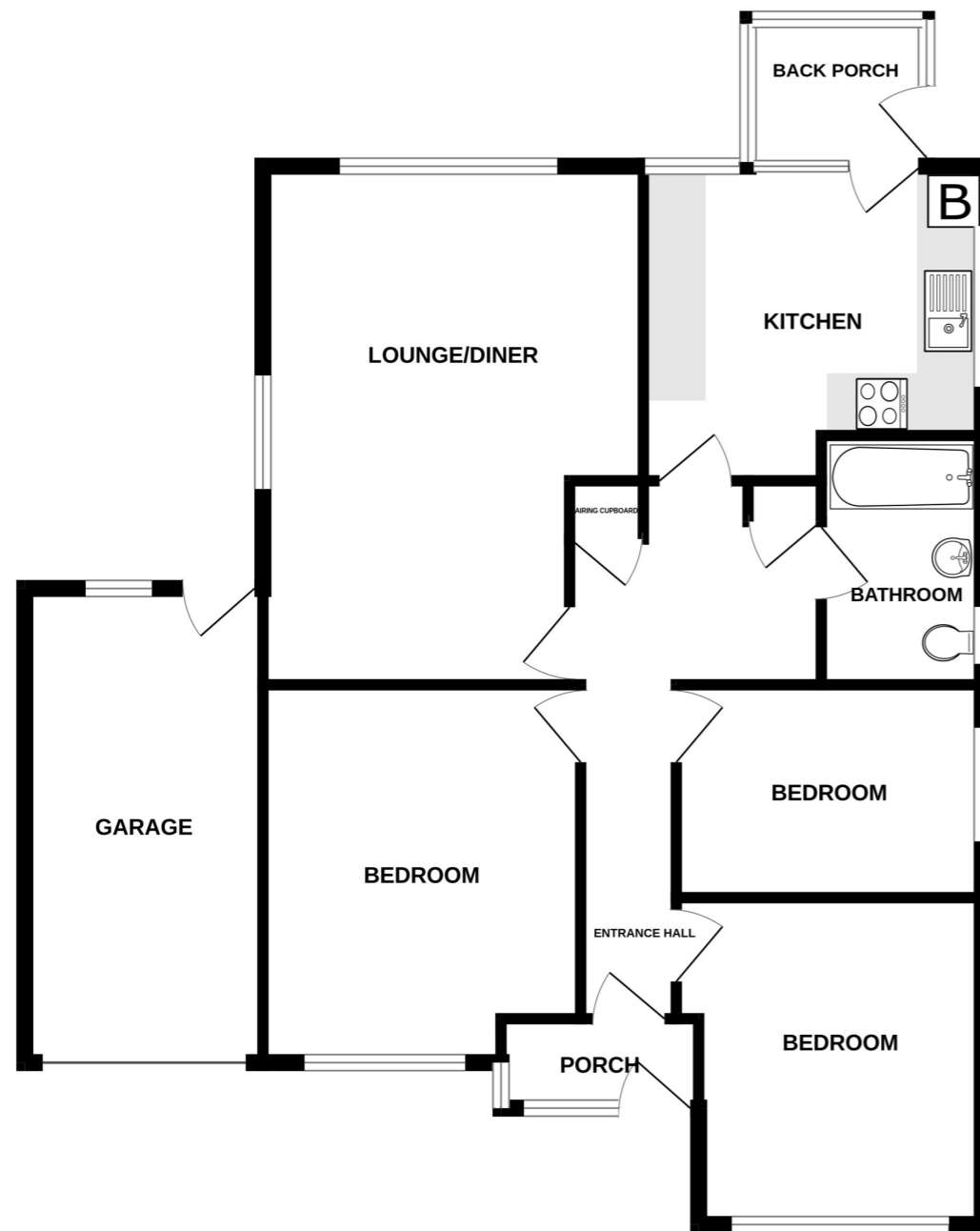
A spacious 3 bedroom detached bungalow requiring some modernization, situated in a nice location with a west facing rear garden and lovely extensive views over West Saltdean and across the South Downs.

The bungalow is on level ground and is only a few minutes walk from the bus stop which provides frequent and easy access into Brighton City Centre. Local shops and the Primary School are again within a 5 minute walk.

The front door leads to an entrance porch and then into a spacious hall with a built in cupboard and loft hatch to the roof space which offers potential for conversion (subject to consent). The dual aspect lounge is to the rear of the property and overlooks the rear garden. The kitchen/breakfast room also overlooks the garden and has a door to a rear porch. The kitchen is fitted with a range of maple coloured units on three walls with cupboards, drawers and appliance space.

The property is offered for sale with no onward chain, and comprises of 3 double bedrooms, family bathroom, garage that has power and lighting. The front garden is mainly laid with gravel and has a path and driveway. The west facing rear garden has established plants, shrubs and lovely views across Saltdean.

GROUND FLOOR
94.0 sq.m. (1012 sq.ft.) approx.



The accommodation with approximate room measurements comprises:

ENTRANCE HALL 20' in length (6.09m)

LOUNGE 18' x 10'8" (5.48m x 3.25m)

KITCHEN/BREAKFAST ROOM 11'8" x 11' (3.55m x 3.35m)

BEDROOM 1 13'2" x 11' (4.01m x 3.35m)

BEDROOM 2 11'5" x 10'8" (3.47m x 3.25m)

BEDROOM 3 10'8" x 7'5" (3.25m x 2.26m)

BATHROOM/WC 8'8" x 5'8" (2.64m x 1.72m)

GARAGE

GARDENS

44 GREENBANK AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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