



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

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



Find us on Facebook
Carruthers Luck



Follow us on
Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



C&L

carruthersandluck
salesandlettings

62 Chiltington Way, Saltdean, BN2 8HB

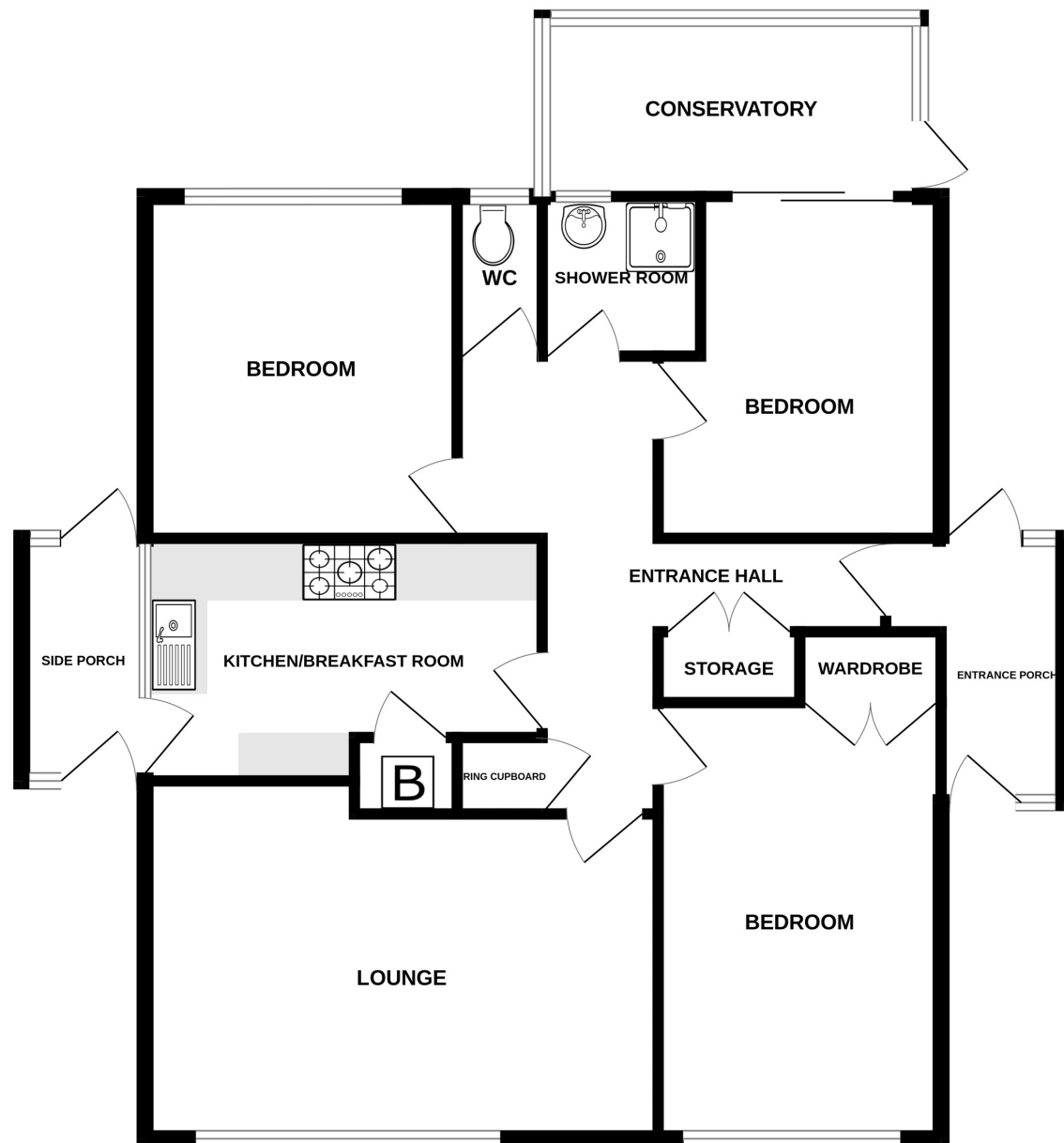
EPC : D

£439,950



www.carruthersandluck.co.uk

GROUND FLOOR
98.8 sq.m. (1064 sq.ft.) approx.



62 CHILTINGTON WAY SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 98.8 sq.m. (1064 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

This spacious 3 bedroom detached bungalow is situated in favoured location in West Saltdean and is situated close to local shops, primary school, Saltdean Park, easy access to Saltdean Beach, the Saltdean Lido with its open air swimming pool and bus services to Brighton City Centre.

The property is being sold with no onward chain and comprises of a south facing lounge/dining room that enjoys roof top and distance sea views, a spacious kitchen/breakfast room that has access to the side loggia which offers extra storage along with side access to the rear garden, three double bedrooms, bedroom three is currently arranged as a dining room and provides access to the conservatory which offers an additional lounging space, the shower room is fitted with a double walk in shower cubicle and a vanity unit with wash basin, there is also a separate wc and a good size entrance porch which completes the accommodation.

Outside: The front garden is arranged over three tiers and provides private off road parking and access to the garage which is fitted with a remote electric roller door. The rear garden is well landscaped with several shrub beds, patio and lawn areas.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 9'5" x 4'5" (2.87m x 1.34m)

ENTRANCE HALL

SOUTH FACING LOUNGE/DINING ROOM 17'11" x 11'3" (5.46m x 3.42m)

KITCHEN/BREAKFAST ROOM 13'9" x 8'5" max (4.19m x 2.56m)

LOGGIA 9'4" x 4'4" (2.84m x 1.32m)

SOUTH FACING BEDROOM 1 15'2" x 9'10" (4.62m x 2.99m)

BEDROOM 2 12' x 10'10" (3.65m x 3.30m)

BEDROOM 3 11'10" x 9'10" max (3.60m x 2.99m)
Currently used as Dining room.

CONSERVATORY 12'8" x 6'2" (3.86m x 1.87m)

SHOWER ROOM/WC 5'6" x 5'4" max (1.67m x 1.62m)

SEPARATE WC 5'7" x 2'8" (1.70m x 0.81m)

FRONT GARDEN

GARAGE 16'10" max x 9'11" max (internal measurements) (5.13m x 3.02m)

REAR GARDEN