



C&L

carruthersandluck
salesandlettings

56 Chichester Drive West, Saltdean, BN2 8SF

EPC : F

£449,950



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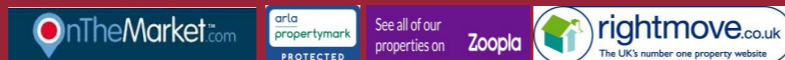
Any floor plans shown are for identification purposes only and are not to scale

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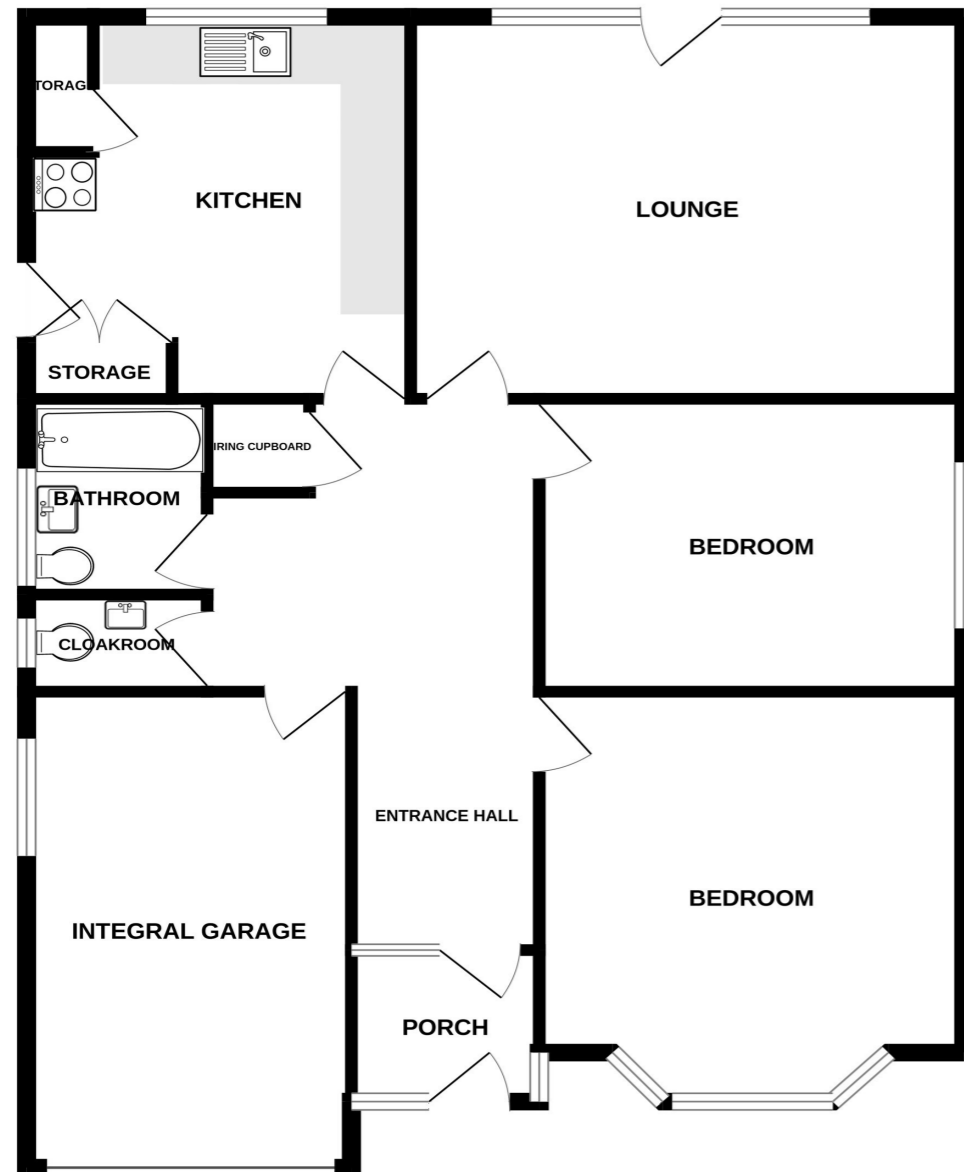
This charming two bedroom detached bungalow is situated in a highly sought after position in West Saltdean.

The property is in need of some modernisation with scope for extension (STNPC) and is located close to local schools, bus services to Brighton City Centre, local amenities, coastal and downland walks.

The accommodation comprises of a good size south facing kitchen/breakfast room, south facing lounge which allows access to the rear garden, two double bedrooms, spacious entrance hall, entrance porch, bathroom and separate wc.

Outside: the front garden is low maintenance and offers ample off road parking and access to the integral garage, the rear garden is south facing and is enclosed by brick walling with a good size paved patio and lawn area.

GROUND FLOOR
99.3 sq.m. (1068 sq.ft.) approx.



The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 5' x 4'5" (1.52m x 1.34m)

ENTRANCE HALL

SOUTH FACING KITCHEN/BREAKFAST ROOM 12'10" x 11'10" (3.91m x 3.60)

SOUTH FACING LOUNGE 17'1" x 12'11" (5.20m x 3.94m)

BEDROOM 1 13'7" into bay x 12'11" (4.15m x 3.94m)

BEDROOM 2 12'11" x 9'10" (3.94m x 2.99m)

BATHROOM 6'6" x 5'5" (1.98m x 1.64m)

SEPARATE W/C 5'6" x 2'10" (1.67m x 0.86m)

OUTSIDE

FRONT GARDEN

INTEGRAL GARAGE 16'8" x 10' (internal measurements) (5.08m x 3.05m)

SOUTH FACING REAR GARDEN

56 CHICHESTER DRIVE WEST SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 99.3 sq.m. (1068 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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