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Any floor plans shown are for identification purposes only and are not to scale
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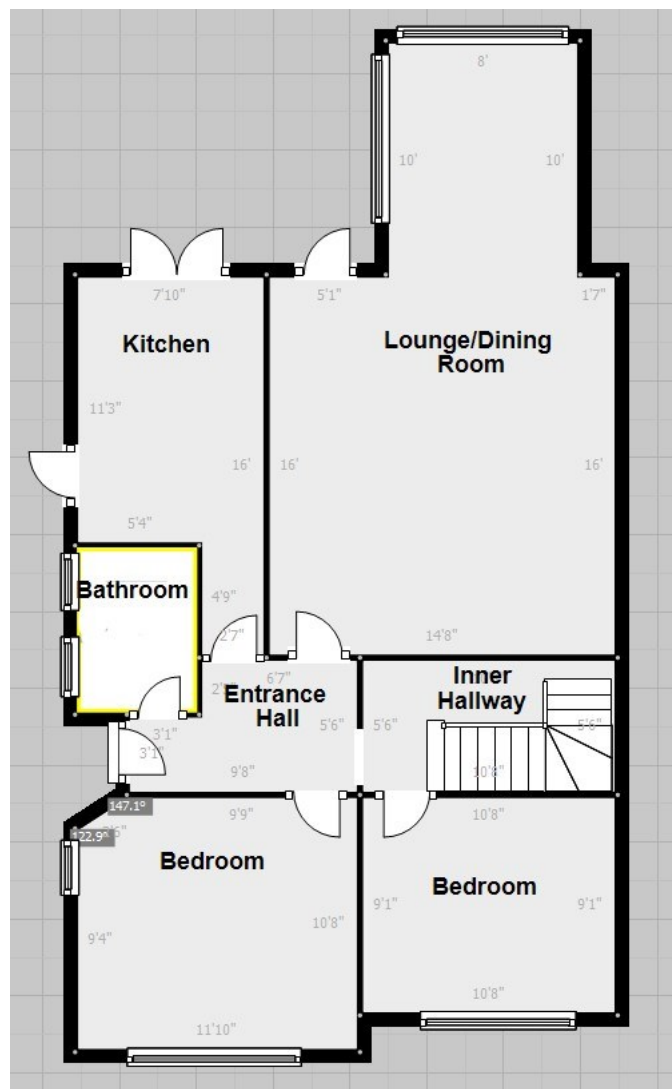
34 Greenbank Avenue, Saltdean, BN2 8QS

EPC : D

£499,950



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A deceptively spacious 4 bedroom semi detached house having been in the same ownership for 20 years and having been extensively improved over that time. The property has a feeling of character and space and is well designed to give flexible living accommodation. The mature gardens are a particular feature of the house and the owner has recently installed a lovely timber 3m x 3m summerhouse/cabin.

The front door leads to a spacious entrance hall with built in cupboards and a useful understairs storage area. A door leads to the west facing lounge with its stripped floor boards and a working open fire. A door leads out to a raised deck overlooking the rear garden and having lovely views over West Saltdean and out towards the downs. Moving back to the lounge, it opens out into a bright dual aspect dining room, again taking in the views. The Dining room also has stripped floors.

The Kitchen is also at the rear of the house and has a door to the raised deck and garden. The kitchen has a rustic country feel with cream colored shaker style units fished with a solid wood worktop, feature butler sink, wall units and space for all appliances. The floor is a red quarry tiled floor.

Also on the ground floor are two double bedrooms and a modern bathroom.

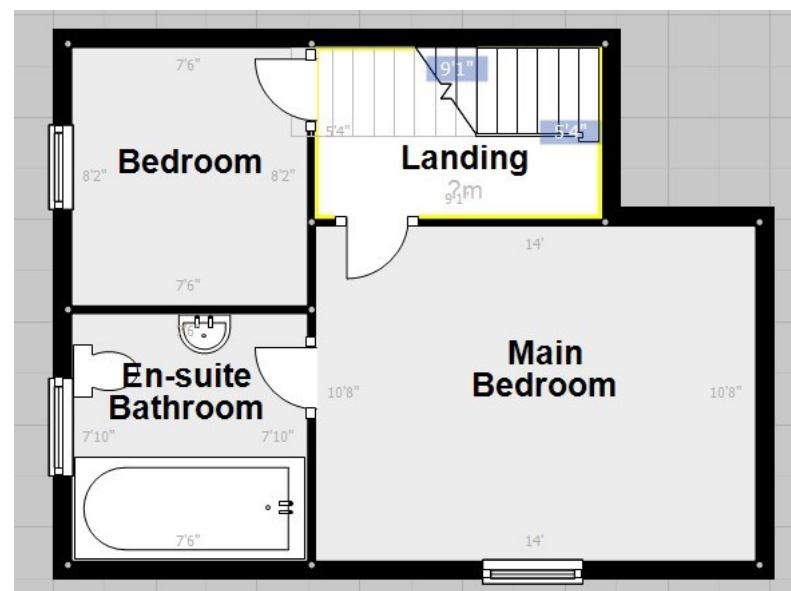
On the first floor, the owner has recently created a lovely en-suite bathroom to the main bedroom. The bathroom is fitted with a white suite to include a 'floating' sink and has a deep shelved area with a solid wood surface. Velux windows in both the en-suite and the main bedroom provide some great views across Saltdean to the downs. One more bedroom and useful loft storage complete the internal accommodation.

Outside, there is a single garage with power and light and a driveway with space for 2/3 cars. The front garden is established and has flower and shrub borders. The rear garden is a real feature of the house having been nurtured by the current owner for 20 years, it has a wealth of established trees, plants and shrubs including a magnolia tree and an ash tree. The boundaries are lined with hedges providing the garden with a good degree of privacy. The main garden area is mainly laid to lawn and to the far end has a recently built timber summerhouse/cabin which offers a peaceful escape. The decked area which runs along the rear of the house has space for a table and chairs and attracts the last of the evening sun.

The house is situated in a nice location close to both Longridge Avenue and Lustrells Vale with their respective shops, cafés and restaurants. Bus services are also just a few minutes' walk allowing frequent and easy access to Brighton City Centre. Around a 10 minute walk with take you to the seafront with its beach access and newly refurbished Saltdean Lido.

The property is offered for sale with no chain.

The accommodation with approximate room measurements comprises:



ENTRANCE HALL

LOUNGE 16' x 14'8" (4.88m x 4.48m)

DINING ROOM 10' x 8' (3.05m x 2.44m)

KITCHEN 11'2" x 7'9" (3.40m x 2.36m)

GROUND FLOOR BEDROOM 11'1" x 9'2" (3.37m x 2.79m)

GROUND FLOOR BEDROOM 11'2" x 10'8" (3.40m x 3.25m)

GROUND FLOOR BATHROOM

FIRST FLOOR MAIN BEDROOM 14' x 10'8" (4.28m x 3.25m)

EN-SUITE BATHROOM

FIRST FLOOR BEDROOM 8'2" x 7'6" (2.49m x 2.28m)

GARAGE 15'8" x 7'9" (4.78m x 2.36m)

GARDENS