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

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12 Linchmere Avenue Saltdean, BN2 8LE

EPC : D

£450,000



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A very well presented, bright and spacious 3 bedroom semi-detached house situated in a sought after and most convenient position in West Saltdean close to Longridge Avenue with its varied shops and eateries. The bus stop is virtually opposite the house providing frequent access to Brighton City Centre and the mainline railway station. The seafront with its beach access, The Saltdean park and newly refurbished Saltdean Lido and the Saltdean Primary school are all within a 5 minute walk.

The current owners have improved and maintained the house to a high standard and it is decorated in light colours throughout. The entrance hall is bright and spacious and with a wood floor and modern grey walls. The lounge is to the front and has 2 wide windows overlooking the front garden. An attractive and very useful full width range of cupboards with solid wood surfaces and matching solid wood shelving over, really sets the room off. The large kitchen/dining room to the rear of the house is a particular feature of the property. Extensively fitted with a wide range of cream coloured shaker style units finished with wood effect working surface, the kitchen has a modern, warm feel to it. There is space for all the usual appliances and it has matching curved wall cupboards. The kitchen opens out into the dining area with space for a large table. A wide arch leads to a modern conservatory/reception room which overlooks the rear garden.

On the first floor are three good sized bedrooms, a separate utility room with plumbing in place to add a second w/c and a modern family bathroom with a corner bath and separate shower area.

Outside, the property sits on a nice size plot with very well maintained gardens to three sides. The front and side gardens face south and west and are extremely private with established hedges and a 6' wooden gate. The rear garden has been paved and is a great place for entertaining with plenty of space for garden sofas, tables and chairs. There is also a rear door to the garage. The garage is located to the rear of the garden and is accessed via a private driveway from Wicklands Avenue.

An internal viewing is highly recommended.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 18' x 10'6" (5.49m x 3.20m)

KITCHEN/DINING ROOM 16' x 10'6" (4.88m x 3.20m)

CONSERVATORY 17'1" x 8' (5.20m x 2.44m)

BEDROOM 1 10'8" x 10'4" (3.25m x 3.15m)

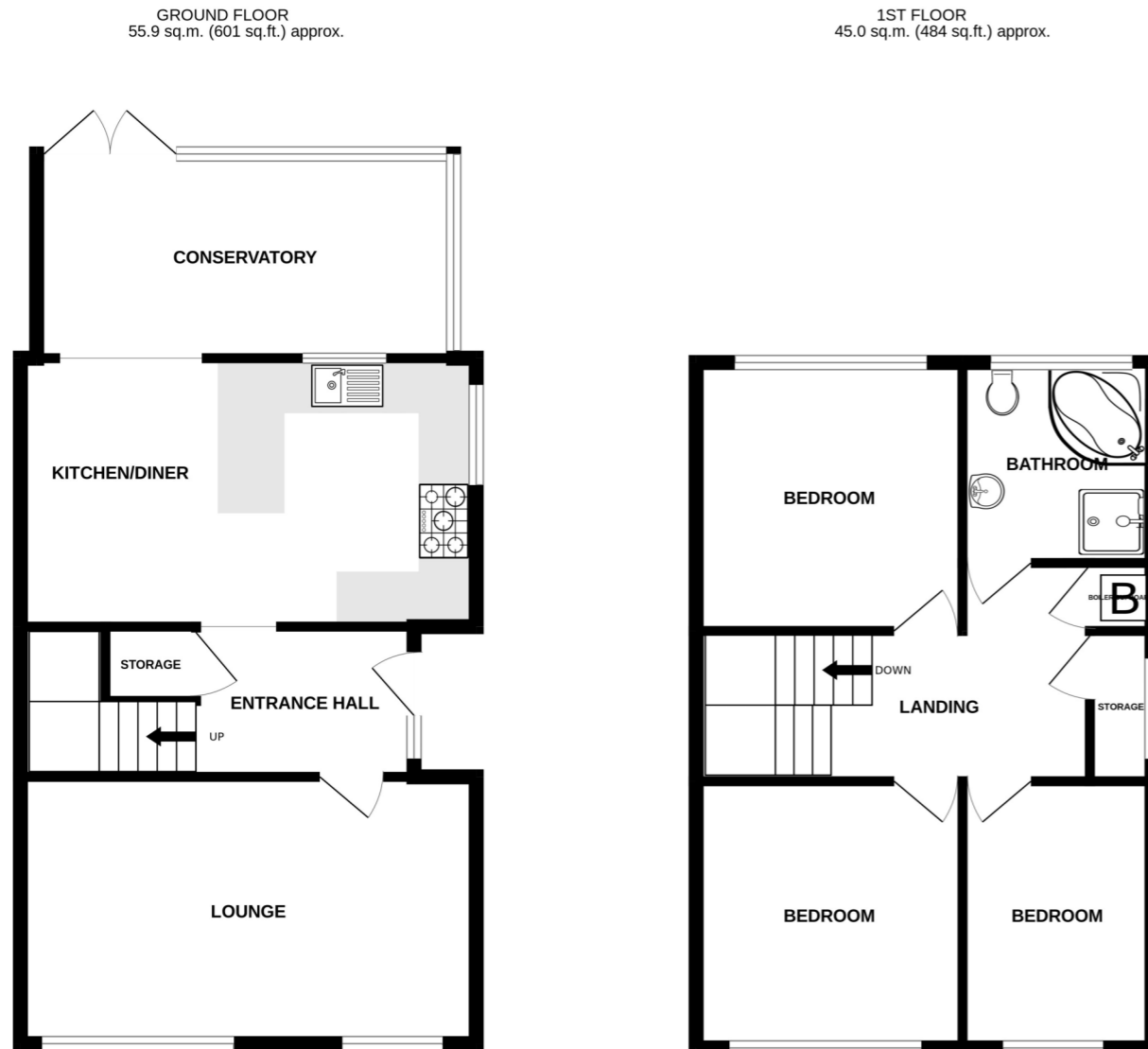
BEDROOM 2 10'8" x 10'4" (3.25m x 3.15m)

BEDROOM 3 10'8" x 7'4" (3.25m x 2.23m)

UTILITY ROOM/STUDY 6' x 3'3" (1.83m x 1.00m)

BATHROOM 8' x 7'2" (2.44m x 2.18m)

GARAGE 16'7" x 8'8" (internal measurements) (5.05m x 2.64m)



GROUND FLOOR
55.9 sq.m. (601 sq.ft.) approx.

1ST FLOOR
45.0 sq.m. (484 sq.ft.) approx.

12 LINCHMERE AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 100.8 sq.m. (1085 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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