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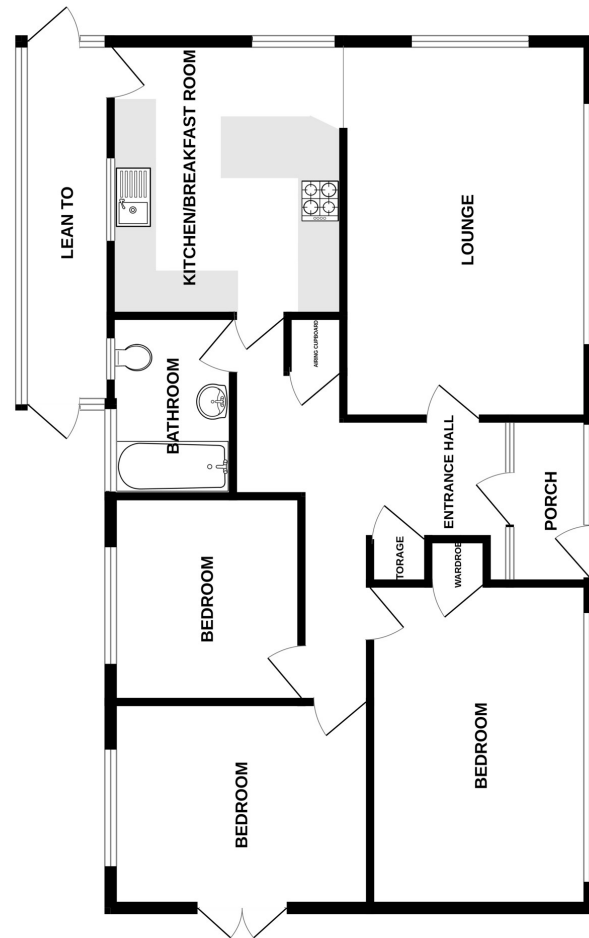
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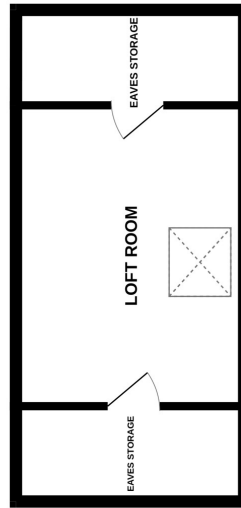


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GROUND FLOOR
95.1 sq.m. (1023 sq.ft.) approx.



1ST FLOOR
23.9 sq.m. (257 sq.ft.) approx.



1 GREENBANK AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 119.0 sq.m. (1280 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 are not been tested and no guarantee as to their operability or efficiency can be given.
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This light, airy and spacious 3 bedroom detached bungalow is built on a good size corner plot and is situated in a popular, elevated position close to local amenities and bus service to Brighton City Centre, nearby there is easy access to Saltdean Park, Saltdean Lido, Cliff Top Walks and Saltdean Beach.

The property's accommodation includes a good size dual aspect lounge that enjoys roof top views across Saltdean, the west facing kitchen/breakfast room provides access to the utility room, all three bedrooms are good size rooms with bedroom one and two being dual aspect rooms, the bathroom/wc is complete with its cream suite.

Outside: The well landscaped gardens are to three sides of the property and offer various seating, lawn and well established shrub area's. there is a private drive that provides off road parking and access to the garage. You will also discover a great sized cellar with a cloak room/wc that offers further storage or the option for a home office and more.

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 7'10" x 3'8" max (2.38m x 1.11m)

SPACIOUS ENTRANCE HALL

DUAL ASPECT LOUNGE 18'3" x 11'10" (5.56m x 3.60m)

WEST FACING KITCHEN/BREAKFAST ROOM 12'10" x 11'1" (3.91m x 3.37m)

UTILITY ROOM 17'7" x 4'3" (5.35m x 1.29m)

DUAL ASPECT BEDROOM 1 14'11" x 10'11" (4.54m x 3.32m)

DUAL ASPECT BEDROOM 2 12' x 9'10" (3.65m x 2.99m)

BEDROOM 3 9'11" x 9'1" (3.02m x 2.76m)

BATHROOM/WC 8'7" x 5'9" (2.61m x 1.75m)

FRONT AND SIDE GARDENS

INTEGRAL GARAGE 16'1" max x 14'3" max (internal measurements) (4.90m x 4.34m)

CELLAR 27'7" max x 8'2" max (8.40m x 2.48m)

CLOAK/WC 4'2" x 2'11" (1.27m x 0.88m)