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

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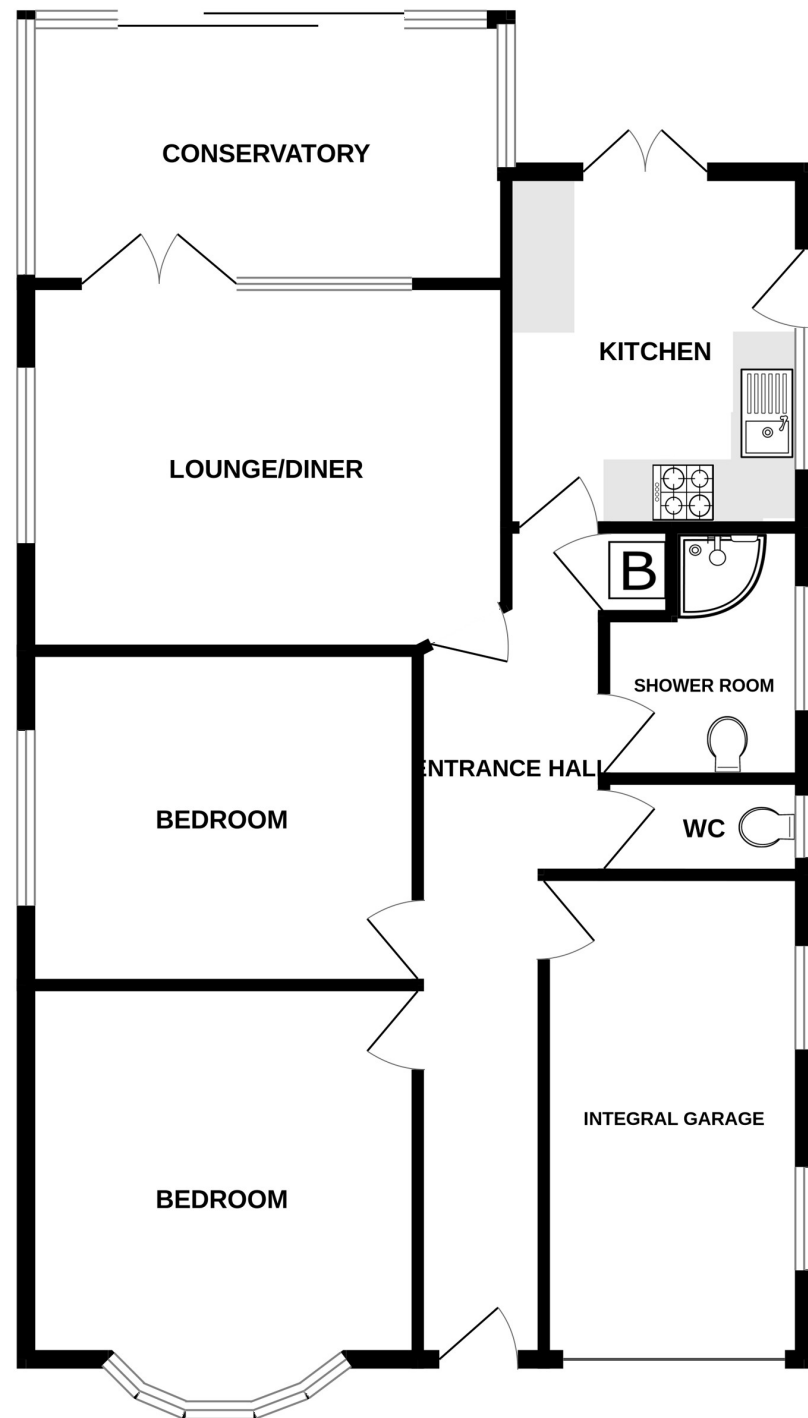
EPC : D

£499,500



www.carruthersandluck.co.uk

GROUND FLOOR
94.6 sq.m. (1018 sq.ft.) approx.



A spacious detached 2 bedroom bungalow located in a sought after road in West Saltdean on flat ground and very close to local shops and buses. The bungalow has been extended to the rear to form a nice conservatory/reception room off of the lounge which overlooks the rear garden.

The front door leads to spacious hallway with a hatch to the roof space which offers potential for conversion, subject to any necessary consents. The lounge is to the rear of the property and opens up into a nice conservatory/reception room which overlooks the rear garden. The kitchen is also to the rear and is fitted with a range of wall and base units with further space for a small dining table. The kitchen has French doors out to a sun terrace. There are 2 double bedrooms, a shower room and a separate wc. The hallway also has a door to the integral garage which would be idea for conversion to a third bedroom, should somebody require it.

Outside, the front garden is laid to lawn with a path to the front door and a private driveway. There is a side access to the rear garden which is well maintained, laid to lawn and has established flower/shrub borders. There is a patio area and a raised decked area. The garden is south east facing.

All local amenities a close by and easy to walk to. Lustrells vale has a variety of shops, a café and restaurant and is also home to Saltdean Primary School. Saltdean Oval Park, and the newly refurbished Saltdean Lido are also just a few minute walk.

The property is offered for sale with no chain.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 15'4" x 11'8" (4.68m x 3.55m)

RECEPTION ROOM 2/CONSERVATORY 14'9" x 8'5" (4.51m x 2.56m)

KITCHEN 11'4" x 9'6" (3.45m x 2.89m)

BEDROOM 1 12'5" x 12' (3.78m x 3.66m)

BEDROOM 2 12'5" x 10'7" (3.78m x 3.22m)

SHOWER ROOM 8' x 6'5" (2.44m x 1.95m)

SEPARATE WC

GARAGE 15'2" x 8'7" internal measurements (4.63m x 2.61m)

FRONT AND REAR GARDENS

70 CHICHESTER DRIVE WEST SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 94.6 sq.m. (1018 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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