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

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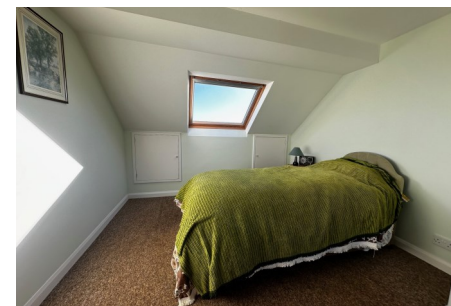
# C&L

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**39 Cissbury Crescent, Saltdean, BN2 8RH**

EPC : D

**£450,000**



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A spacious and extended 4 bedroom semi detached chalet bungalow located in a popular position with outstanding views across the Telscombe Tye to the sea and along the coastline.

The present owners extended into the loft adding 2 further bedrooms and a bathroom. Now in total the property has 4 double bedrooms and 2 bathrooms. The lounge is south facing and has lovely views to the sea. The Kitchen is to the rear of the house and has a window and door leading to the rear garden. Two of the bedrooms are on the ground floor along with a shower room. The new extension provides two further double bedrooms and a full bathroom. Outside there is a detached garage and a nice private rear garden which is mainly laid to lawn.

Cissbury Crescent is situated in East Saltdean and is only a few minutes' walk to Longridge Avenue with its varied shops and bus service giving frequent access to Brighton City Centre. The seafront is again only a few minutes' walk.

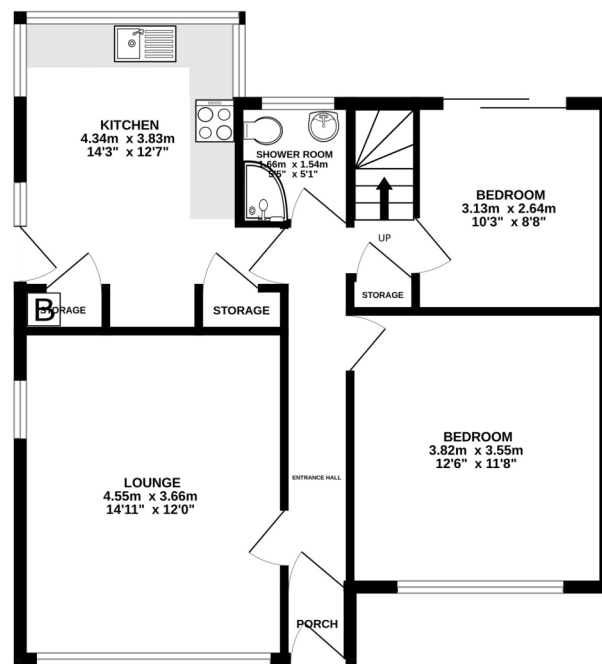
The property has uPVC double glazing and gas central heating, though now some internal decoration and modernization to the kitchen is required.

The house is being offered for sale with no chain.

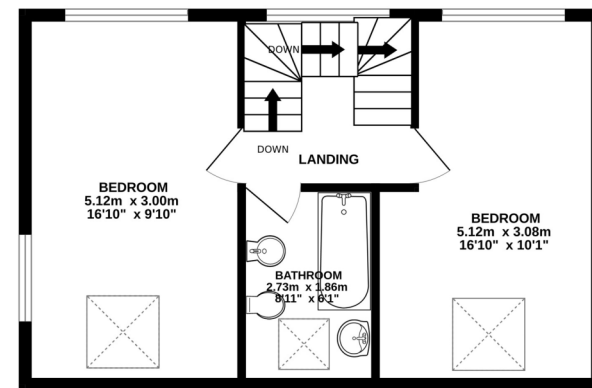
The accommodation with approximate room measurements comprises:

- ENTRANCE PORCH**
- ENTRANCE HALL**
- LOUNGE**
- KITCHEN**
- BEDROOM 3**
- BEDROOM 4**
- SHOWER ROOM**
- FIRST FLOOR**
- BEDROOM 1**
- BEDROOM 2**
- BATHROOM**
- GARAGE**

GROUND FLOOR  
62.6 sq.m. (674 sq.ft.) approx.



1ST FLOOR  
40.6 sq.m. (437 sq.ft.) approx.



39 CISSBURY CRESCENT SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 103.2 sq.m. (1111 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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