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**Any floor plans shown are for identification purposes only and are not to scale**  
 Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
 Peacehaven. BN10 8LD  
 Tel: 01273 585001  
 e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
 Tel: 01273 303064  
 e:saltdean@carruthersandluck.co.uk

Lettings department:  
 233a South Coast Road, BN10 8LD  
 e: lettings@carruthersandluck.co.uk  
 Company registration no: 08884155



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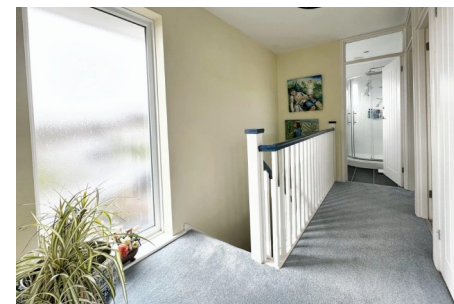
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16 Hawthorn Close, Saltdean, BN2 8HX

EPC : C

£625,000



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A very well presented and much improved 4/5 bedroom detached house situated in a quiet close on level ground and conveniently situated for local shops, buses and Saltdean Primary school.

The present owners have invested a lot of time and money into the house and have extended and improved it. A newly constructed porch leads to the main hall which has a deep cupboard. The lounge is a bright dual aspect room overlooking the front and rear gardens and has new flooring and neutral decoration. A wide arch opens into the dining area which has another door to the hall. There is a wide window overlooking the rear garden. The kitchen is fitted with a range of modern white units on 2 walls with grey work surfaces. Space for all appliances and a window overlooking the rear garden.

The owners have recently extended the kitchen to form a Utility room with matching cupboards and drawers, working surfaces and space for a washing machine. The flooring is an attractive light grey wood effect throughout. Door to the rear garden and a door to the Study/playroom/5<sup>th</sup> bedroom. This room has a deep cupboard with space for a freezer and tumble drier and a separate door to the front making it an ideal work from home space. A Cloakroom/WC completes the accommodation on the ground floor.

The first floor is exceptionally bright and spacious with a large landing with a feature full height window. There are 4 good sized bedrooms, 3 of which overlook the rear garden and have further views to the downs. The 4<sup>th</sup> bedroom has a deep built in cupboard and a window overlooking the front. Also on the first floor is a large refitted shower room and a hatch to the loft space.

The house sits on a large plot and both the front and rear gardens have been completely redesigned and planted by the current owners. The front has a large brick paved driveway with parking for 2 cars and a matching pathway to the front door. The front garden is planted with various fruit trees and shrubs. There is a gated side access to the rear garden which is a very good size, level and again has been completely redesigned with various different areas including a level lawn, decked area with space for a table and chairs, various bedding plant areas, a garden shed, greenhouse with power and a large summerhouse/office with power and light and its own decked area to the front.

The property is very well located just a 2 minute walk to Lustrells Vale with its various shops, restaurants and café's and Lustrells Vale is also home to Saltdean Primary School. A little further down the road is the newly refurbished Saltdean Lido open air heated swimming pool complex complete with its newly restored art deco building which has a new library, gym and soon to open café. Opposite the Lido is the access to the beach and undercliff walk. Lastly, the property is on the doorstep of a great bus service providing frequent access to Brighton City Centre.

**Council tax band: E**

