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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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4 Shepham Avenue, Saltdean, BN2 8LS

EPC : D

£425,000



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A spacious and well located detached 3 bedroom bungalow situated on the West side of Saltdean and having lovely views over Saltdean to the downs and to the sea. The property is now in need of modernisation but has the potential to be a stunning property with scope for extension into the loft, subject to any necessary permission.

The front door leads to and Entrance Porch. Another door then leads to a good size 'L' shaped hallway with a hatch to the loft space. The Lounge is a very good size and has two large windows making the most of the views. An arch leads into a dual aspect Dining room which again has stunning views. The Kitchen can be accessed from both the Dining room and The Hall. Whilst the Kitchen is a nice size and has plenty of base and wall units, it would now benefit from an upgrade. There is also a useful side Porch/Utility area which has a door to the rear garden.

The bungalow has 3 Bedrooms, 2 of which are good size doubles. There is also a shower room with a walk in wet area and a separate WC.

Outside, the property has a good sized garage below the bungalow and a driveway with providing off street parking. The front garden is nicely laid out being mainly lawn with established flower and shrub borders. A pathway leads to the front door and also to the side of the property giving access to the rear garden. The rear garden has a lawn, 2 patio area and lots of established trees, shrubs and plants.

The bungalow is well situated for local shops and buses. Longridge Avenue and Lustrells Vale both have a variety of shops, café's and restaurants and are within a 5 minute walk. Both also have an excellent bus service providing frequent access to Brighton City Centre.

No chain.

**ENTRANCE HALL 17'6" deep (5.33m)**

**LOUNGE 15'6" x 14' (4.72m x 4.26m)**

**DINING ROOM 8'8" x 7'9" (2.64m x 2.36m)**

**KITCHEN 12'3" x 8'8" (3.73m x 2.64m)**

**REAR PORCH/UTILITY 10' x 5'5" (3.04m x 1.65m)**

**BEDROOM 1 16'7" x 9'5" (5.05m x 2.87m)**

**BEDROOM 2 13'10" x 8' (4.21m x 2.43m)**

**BEDROOM 3 10'6" x 8' (3.20m x 2.43m)**

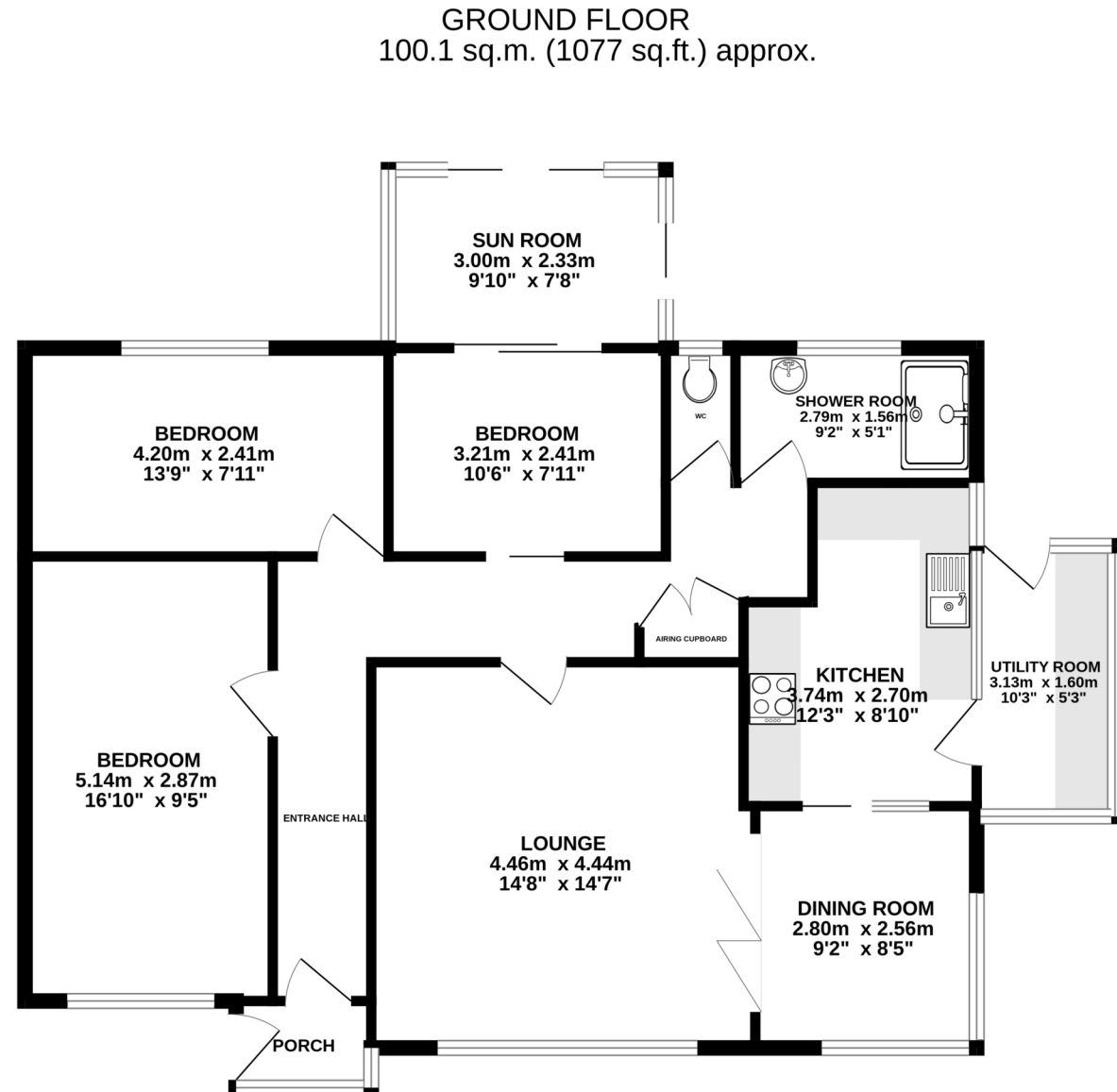
**SHOWER ROOM/WC**

**CONSERVATORY 10'6" x 8' (3.20m x 2.43m)**

**GARDENS**

**GARAGE**

**Council tax band: D**



**GROUND FLOOR**  
100.1 sq.m. (1077 sq.ft.) approx.

4 SHEPHAM AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 100.1 sq.m. (1077 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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