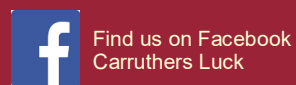


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Any floor plans shown are for identification purposes only and are not to scale
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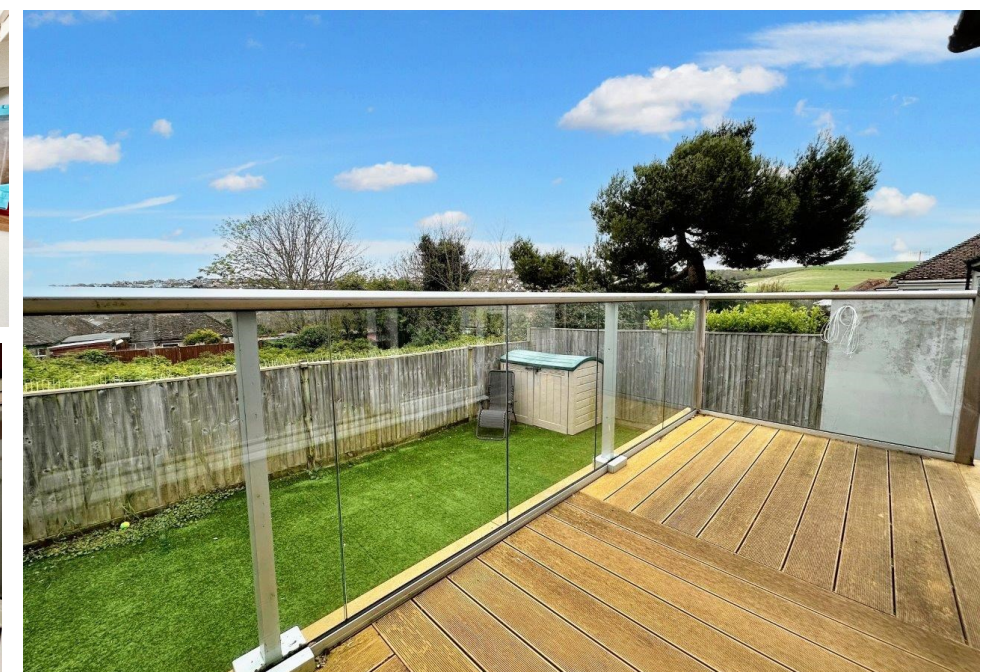
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carruthersandluck
 salesandlettings

11 Arlington Gardens, Saltdean, BN2 8QE

EPC : D

£450,000



www.carruthersandluck.co.uk

A very well presented and spacious 3 bedroom detached bungalow that has been extended over the years and has bright and spacious accommodation including a South/West facing Lounge with views. The bungalow is close to shops and buses.

The front door leads to a nice size Entrance Hall with a hatch to the loft space. The Lounge is to the rear of the bungalow and has recently had new full width sliding doors installed that open out onto a new sun terrace with modern glass balustrade and superb views over Saltdean. The room was also decorated and fitted with a new carpet. An archway opens out into the Dining area with space for a Dining Table and has attractive wood flooring. A set of French doors open out into the South Facing Conservatory with another set of French doors giving access to the rear garden with views over Saltdean. The Conservatory has fitted blinds and a radiator making it an all year round room.

The Kitchen is fitted with a range of cream coloured 'Shaker' style units on 3 walls with wood effect worktops and a matching floor. Matching wall units. There is a built in oven and hob and space for a Fridge/Freezer, Washing machine and Dishwasher. The kitchen also overlooks the rear garden and has nice views.

There are 3 good sized bedrooms all overlooking the front gardens and a modern family bathroom/WC. The bungalow benefits from Modern Gas central heating and double glazing.

Outside, the present owner has completely relandscaped both the front and rear gardens adding a new pathway to the front door, new picket fencing and astroturf making it low maintenance. There is also off road parking for one car. The rear garden is South Facing and very private. The garden backs onto an open field and has great views. Again the owner has created a great space with minimal maintenance using Astroturf. The newly built sun deck provides a great entertaining space with plenty of room for a table and chairs.

The bungalow situated in a quiet road just around the corner from the bus stop which allows frequent access to Brighton City Centre. Lustrells Vale with its varied shops, cafes and primary school is a 5 minute walk. The seafront with its beach access, newly restored Saltdean Lido open air swimming pool, New library, new gym, Café and Restaurant are also within walking distance.

Internal viewing highly recommended.

ENTRANCE HALL

LOUNGE 15'5" x 13'6" (4.69m x 4.11m)

DINING ROOM 10'2" x 8'3" (3.09m x 2.51m)

CONSERVATORY 8'10" x 8'1" (2.69m x 2.46m)

KITCHEN 8'7" x 8'1" (2.61m x 2.46m)

BEDROOM 1 15'5" x 9'7" (4.69m x 2.92m)

BEDROOM 2 12'3" x 10'1" (3.73m x 3.07m)

BEDROOM 3 9'11" x 8'8" (3.02m x 2.64m)

BATHROOM/WC 6'6" x 6'5" (1.98m x 1.95m)

GARDENS

Council tax band: C

