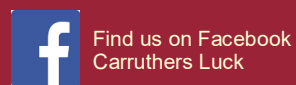


These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested.
Any floor plans shown are for identification purposes only and are not to scale
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EPC : D

£795,000



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Carruthers and Luck Estate Agents are delighted to offer a very well presented, spacious and versatile detached house located in one of Saltdean's sought after roads, just a few yards from Lustrells Vale with its various shops, café's and bus services which provide frequent and easy access to Brighton City Centre.

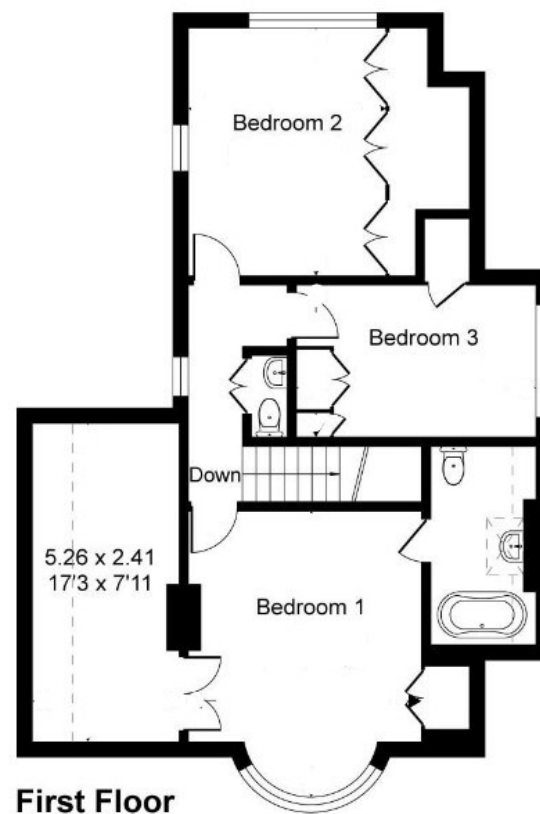
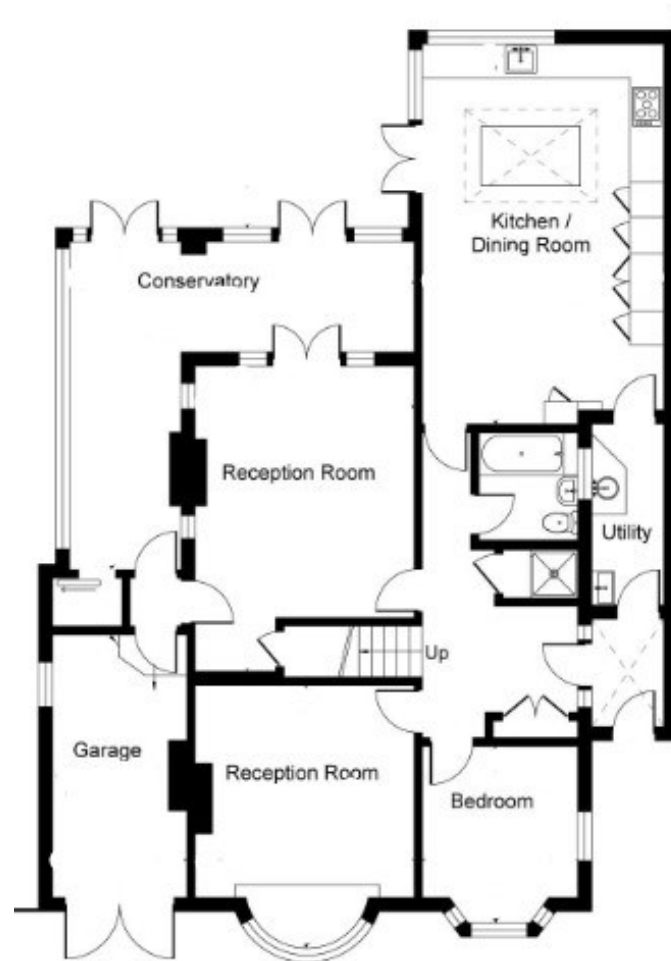
The house is a very good size and has been well maintained and still retains a lot of its original features whilst offering many modern conveniences such as the fairly new 22' kitchen that opens out onto the rear garden. The front door leads to a useful entrance porch with an attractive black and white tiled floor. A further door leads to a spacious entrance hall with a grey Karndean floor and the original 1930's doors. The hall has picture rails. The lounge is a good size dual aspect room with a feature fireplace, picture rails and double doors to a sunroom. The sunroom is a lovely bright room with full width windows and French doors to the rear garden. The sunroom then opens up into a 20' conservatory with access at one end into the integral garage and also has a built in cupboard.

The kitchen is a particular feature of the house having been extended by a previous owner and fitted out with a high quality light grey shaker style with white granite worktops. There is an extensive range of base cupboards and drawers and matching wall cupboards. The kitchen comes fully equipped with integrated appliances including twin Miele ovens, a wide ceramic hob, American style double fridge/freezer and Neff dishwasher. A feature centre island with an extended granite top provides space for eating/entertaining. A twin butler sink sits underneath a large corner wrap around window overlooking the rear garden. The floor is an attractive ceramic tile with underfloor heating and the smooth plastered ceiling has LED lighting and a large light lantern that means the kitchen is extremely light. There is plenty of space for a large dining table and there are French doors out to the rear garden. A door from the kitchen leads to a useful utility room with storage and space for a washing machine and tumble drier. There are 2 double bedrooms that could also be used as reception rooms on the ground floor as well as a family bathroom/wc and a separate small shower room.

On the first floor are 3 further double bedrooms. The main bedroom has a deep bay window with views over Saltdean Park and to the sea and has its own en-suite shower room with underfloor heating and built in wardrobes. Bedroom 2 also has built in wardrobes and an en-suite shower room again with underfloor heating. Bedroom 3 is still a double room with built in wardrobes. There is a Cloakroom/wc on this floor.

The house has a large integral single garage with power and light. The entire front has been block paved providing parking for 2 cars with an electric charging point. The rear garden is very well maintained and well established offering lots of greenery by way of mature trees, plants and shrubs. The garden is mainly laid to lawn. To the far end is a raised shingle area with palm trees and a timber shed. Nearer the house is a wide paved patio area with plenty of space for a table and chairs.

Properties of this size, character and location are rarely available and an internal viewing is highly recommended.



First Floor

- ENTRANCE PORCH 6'6" x 4'5" (2.01m x 1.37m)**
- ENTRANCE HALL 11' x 9'9" (4.51m x 3.01m)**
- LOUNGE 18'4" x 12'7" (5.60m x 3.87m)**
- KITCHEN/DINING ROOM 22'6" x 14' (6.88m x 4.26m)**
- UTILITY ROOM 11'7" x 4'5" (3.56m x 1.37m)**
- SUN ROOM 11'6" x 6' (3.53m x 1.82m)**
- CONSERVATORY 20' x 7'10" (6.09m x 2.16m)**
- BEDROOM 4 15'6" x 12'7" (4.75m x 3.87m)**
- BEDROOM 5 10'9" x 9'2" (3.32m x 2.80m)**
- BATHROOM 6'4" x 6' (1.95m x 1.82m)**
- SHOWER ROOM 4'6" x 3' (1.40m x 0.91m)**

- BEDROOM 1 15'4" x 12'9" (4.69m x 3.93m)**
- EN-SUITE SHOWER ROOM 10'9" x 4'5" (3.32m x 1.37m)**
- BEDROOM 2 13'1" x 10'8" (3.99m x 3.29m)**
- EN-SUITE SHOWER ROOM 6'4" x 6' (1.95m x 1.82m)**
- BEDROOM 3 13'5" x 7'10" (4.11m x 2.16m)**
- SEPARATE WC**

GARAGE

WEST FACING REAR GARDEN

Council tax band: E