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Any floor plans shown are for identification purposes only and are not to scale
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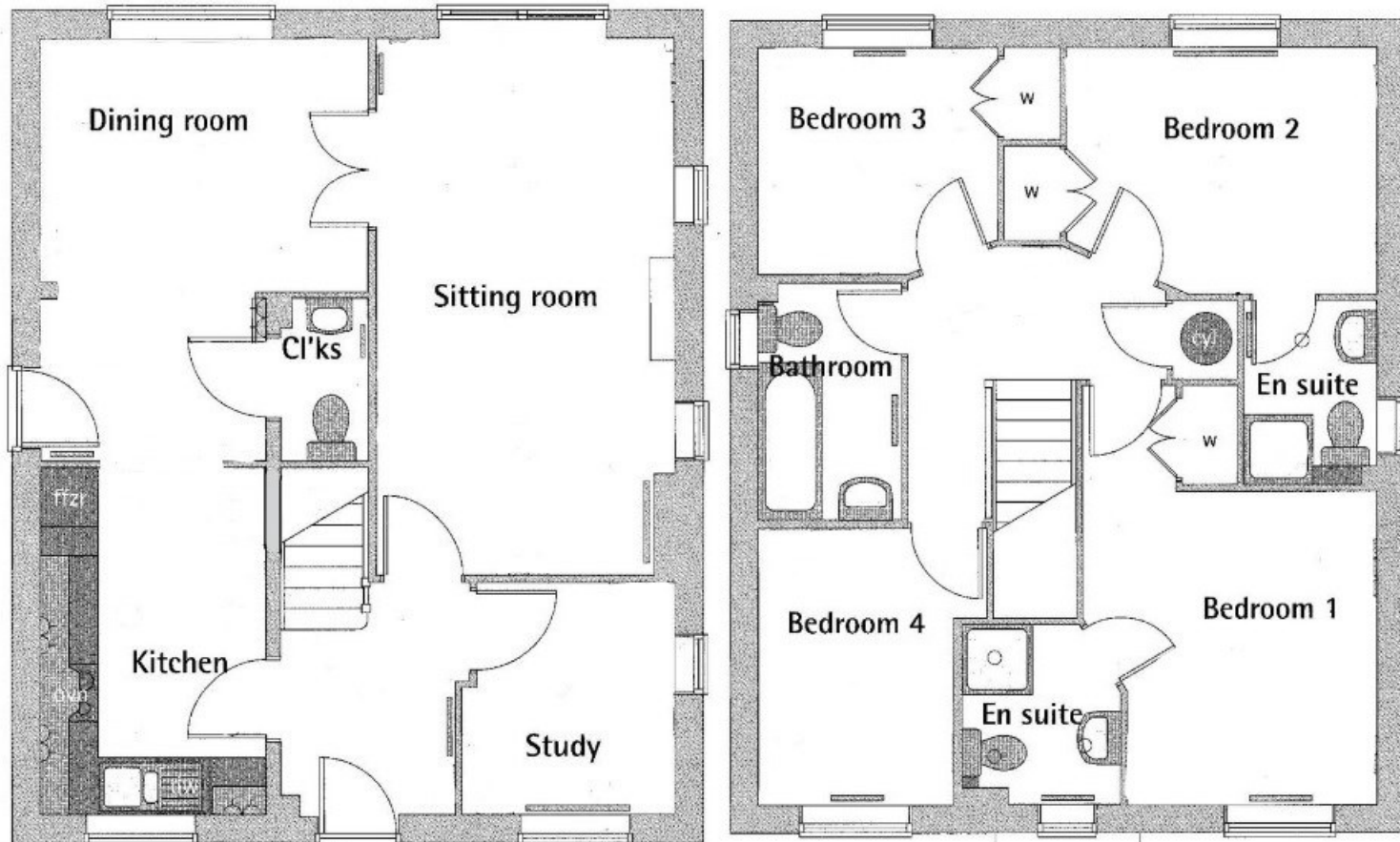
£499,950



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Carruthers and Luck Estate Agents are pleased to bring to the market this very well presented and modern 4 bedroom detached house located in a lovely part of the development opposite the entrance to the big park with its countryside walks and further access to the downs. The property has been very well maintained and offers bright, spacious and modern accommodation.

The front door leads to a bright entrance hall with an attractive light grey floor. The current owners have altered the layout of the kitchen and dining room from its original configuration by removing a wall between the two and have created a lovely dual aspect 26' through room with windows overlooking both the front and rear gardens. The kitchen was also refitted and has a wide range of modern 'shaker' style base cupboards and drawers. Integrated appliances include a double oven, gas hob, fridge/freezer and space for a dishwasher. Moving through the kitchen into the south facing dining area, a large window overlooks the rear garden and the a side door gives access to the garage and rear garden. Double doors from the dining are then lead into the main living room. Again this is a bright dual aspect room that has sliding doors to the south facing rear garden. A further door takes you back into the hall. The entire ground floor has a matching light grey floor allowing the property to flow nicely. A ground floor study with a window overlooking the front garden completes the ground floor accommodation.



On the first floor are 4 bedrooms, 2 having their own en-suites and a separate family bathroom. The main bedroom has fitted wardrobes and an en-suite shower room. Bedroom 2 also has a built in wardrobe and another en-suite shower room. Bedroom 3 has a window that overlooks the rear garden and a built in wardrobe. Bedroom 4 overlooks the front garden and has views towards the downs and the big park. Lastly, there is a family bathroom and a hatch from the hallway to a large loft space.

Outside, the property has the benefit of a double length garage with power, light and a door to the rear garden. The front garden is nicely presented and is laid to lawn with a central path to the front door. The rear garden is very private and south facing. There is a full width patio area with plenty of space for a table and chairs. An established flower border divides the patio area from a newly laid astroturf lawn making maintenance easy. The garden is a nice size measuring 50' in width and 38' in depth. The garden is fully enclosed by walls and fencing.

The house is nicely situated on the fringe of the big park and is close to the coast road with its various shops, cafes and restaurants and its excellent bus service providing easy access to Brighton City Centre, Newhaven with its train station and further to Eastbourne. Local primary and secondary schools are also within walking distance.

ENTRANCE HALL 8' x 6'3" (2.43m x 1.90m)
LOUNGE 19'1" x 10'4" (5.81m x 3.14m)
KITCHEN/DINING ROOM 26'9" x 11'4" total measurement (8.15m x 3.45m)
CLOAKROOM/WC
STUDY 8'2" x 6'9" (2.48m x 2.05m)

BEDROOM 1 11'2" x 10'4" (3.40m x 3.14m)
EN-SUITE SHOWER ROOM 6'3" x 5'7" (1.90m x 1.70m)
BEDROOM 2 11' x 8'9" (3.35m x 2.66m)
EN-SUITE SHOWER ROOM 6'6" x 4'2" (1.98m x 1.27m)
BEDROOM 3 8'6" x 8'1" (2.59m x 2.46m)
BEDROOM 4 9'9" x 6'10" (2.97m x 2.08m)
FAMILY BATHROOM 8'4" x 5' (2.54m x 1.52m)

DOUBLE GARAGE 31'8" x 9' (9.65m x 2.74m)
REAR GARDEN 50' x 38' (15.24m x 11.58m)

Council tax band: E