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

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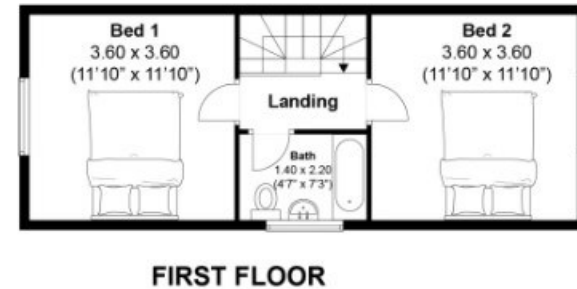
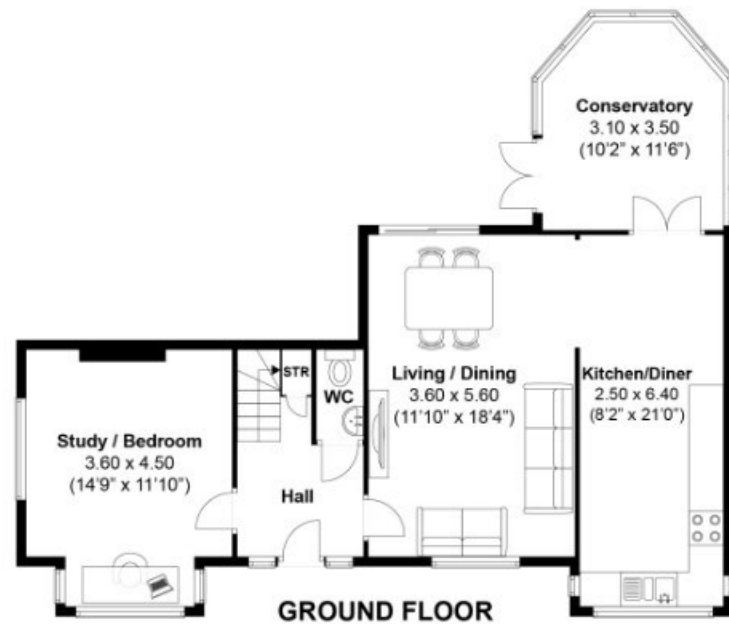
A very well presented detached 3 bedroom house situated in a great location just a few yards from the seafront with its beach access and excellent bus service providing frequent access to Brighton City Centre. The Telscombe Tye with its countryside walks is directly opposite. The house offers bright and spacious accommodation along with a lot of the 1930's character that has been retained. Its worth noting that a previous owner also had planning permission approved (now lapsed) to significantly extend the house.

The front door leads to a charming entrance hall with wood floors and the original 1930's internal doors. The lounge is a lovely bright dual aspect room with windows overlooking both the front and rear gardens. The room has wood flooring and opens up into a spacious dining area with patio doors to the rear garden. The dining area open up into a 22' kitchen which is again dual aspect and lovely and bright. The kitchen is fitted with a wide range of cream coloured units with base cupboards and drawers and matching wall units. There is a gas hob, double oven and then space for all other appliances. The kitchen has French doors to a west facing conservatory. The conservatory has lovely views over the rear garden and north across Saltdean and has doors to the rear garden and patio area. A double bedroom with a bay window completes the accommodation on the ground floor.

On the first floor are 2 good sized double bedrooms. The main bedroom has superb views across Saltdean and to the sea. The landing has a hatch to a loft area.

The house is built on a larger than average plot. The front garden is well established and has a variety of tress, shrubs and plants. There is a brick paved driveway providing off street parking. The rear garden is west facing and is a particularly good size. The upper area has a full width wraparound sun terrace with space for a table and chairs etc. A few shallow steps then lead down into the main gardens area which is laid to lawn and surrounded by established trees and shrubs making the garden very private.

The house is well situated and is within half a mile of Longridge Avenue with its various shops, cafes and restaurants. Saltdean Primary school is also approximately 1 mile away.



ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

Lounge area: 18'4" x 11'10" (5.58m x 3.60m)
Kitchen area: 21' x 8'2"

CONSERVATORY 11'6" x 10'2" (3.50m x 3.10m)

BEDROOM 3/STUDY 14'9" x 11'10" (4.50m x 3.60m)

WC

FIRST FLOOR LANDING

BEDROOM 1 11'10" x 11'10" (3.60m x 3.60m)

BEDROOM 2 11'10" x 11'10" (3.60m x 3.60m)

BATHROOM/WC 7'3" x 4'7" (2.20m x 1.40m)

GARDENS

Council tax band: D