



5 Chichester Close, Wicklands Avenue, Saltdean, BN2 8LL

£325,000

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## 5 Chichester Close

Wicklands Avenue, Saltdean

A superbly appointed well presented and spacious 2 bedroom first floor apartment set in an attractive 1930's block of only 15 flats and having superb views over Saltdean to the sea.

The flat has a spacious entrance hall with space for coats and a door to the communal store area and rear entrance. Stairs then rise to the first floor landing which is very spacious and light. The lounge is a bright west facing room with superb views across Saltdean and to the sea. The lounge has 2 windows and a door to the west facing balcony again with sea views. The kitchen has been extensively fitted with high gloss units on 3 walls with cupboards, drawers, space for a fridge/freezer and an integrated washing machine. There is also an integrated 'Bosh' hob with matching 'Bosch' double oven beside it, a range of matching wall units, attractive white worktops, window overlooking the front and tiled floor complete the kitchen.

There are 2 double bedrooms, the main having fitted wardrobes and lovely sea views. The bathroom is fitted with a modern white suite incorporating a Jacuzzi bath, wash basin and low level w/c. There is also a very useful study/storage room with a window overlooking the front.



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The block has off road parking (not allocated) and has an 87 year lease. No Chain.

ENTRANCE HALL

LANDING 28'5" x 3'10" (8.66m x 1.18m)

LOUNGE/DINING ROOM 18'1" x 14'7" (5.51m x 4.45m)

KITCHEN 11' x 8' (3.35m x 2.44m)

BEDROOM 1 10'11" x 10'7" (3.33m x 3.22m)

BEDROOM 2 11' x 9'11" (3.35m x 3.02m)

STUDY/STORAGE ROOM 8' x 6' (2.44m x 1.83m)

BATHROOM 8'1" x 6'10" (2.46m x 2.08m)

BALCONY 17' x 3'5" (5.18m x 1.05m)

Please note some of the photos were taken before the tenants moved in.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C





# Carruthers and Luck Sales and Lettings

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