



101 Cissbury Crescent, Saltdean, BN2 8RH

£539,000

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SalesandLettings



## 101 Cissbury Crescent

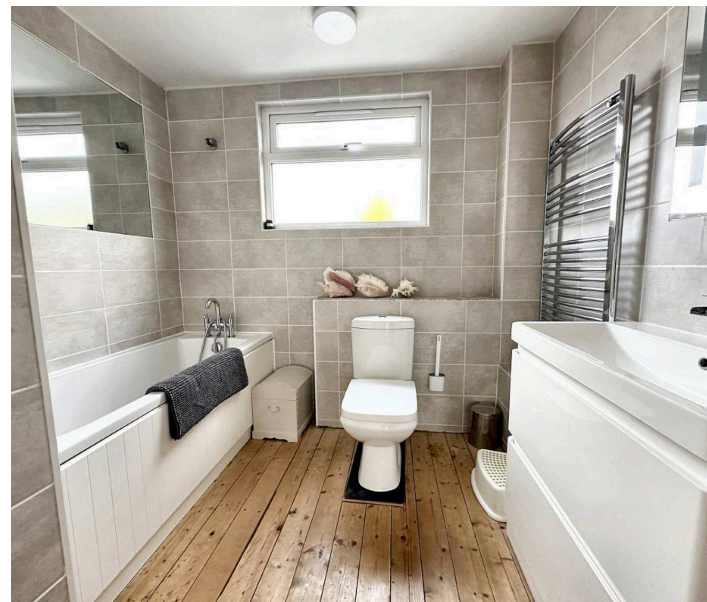
Saltdean

A very well presented and recently extended 3 bedroom semi detached house in a good residential area close to downland walks, within 1 mile of the seafront and Longridge Avenue with its varied shops.

The house has a useful entrance porch opens into a large reception hall with an understairs cupboard, cloakroom/wc and utility room with space and plumbing for a washing machine. The Kitchen is fitted with a range of modern high gloss units under a solid wood worktops. There is a large opening that looks through to the dining area and out into the garden. The kitchen has integrated appliances to include a double oven, electric hob, dishwasher and space for a large fridge/freezer. The owners have also fitted a feature copper glass rack.

The kitchen opens into the main living area which has a matching wooden floor, inset LED lighting, a deep recess with space for a storage unit and has French doors to the rear garden. The dining area has matching flooring, space for a large dining table and a further set of French doors to the garden.

On the first floor the feeling of light and space continues with a large open landing with a window and hatch to the loft space. Bedroom 1 is a bright south facing room with views over the Telscombe Tye to the sea and a recess/wardrobe cupboard. Bedroom 2 is a similar size to bedroom 1 and overlooks the rear garden.



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# 101 Cissbury Crescent

Saltdean, Brighton

There is an integral garage with power and light. The front has been laid with an attractive grey block paved drive with parking. The rear garden has been redesigned and is on 2 levels. The lower has astroturf and white rendered walls.

ENTRANCE PORCH 9'1" x 4'9" (2.77m x 1.49m)

RECEPTION HALL 16'1" x 8'1" (4.90m x 2.46m)

CLOAKROOM/WC

UTILITY ROOM

KITCHEN 13' x 8'3" (3.96m x 2.52m)

LOUNGE 13' x 11'6" (3.96m x 3.53m)

DINING ROOM 13' x 9'2" (3.96m x 2.80m)

TOTAL ROOM MEASUREMENT 23'8" x 19'3" (7.25m x 5.99m)

LANDING 9'6" x 8' (2.92m x 2.43m)

BEDROOM 1 14'7" x 12' (4.48m x 3.65m)

BEDROOM 2 12'5" x 11'5" (3.81m x 3.50m)

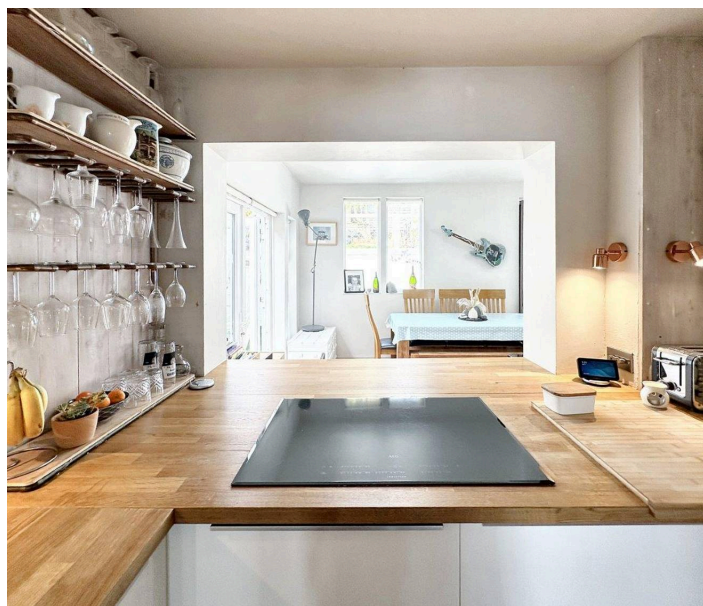
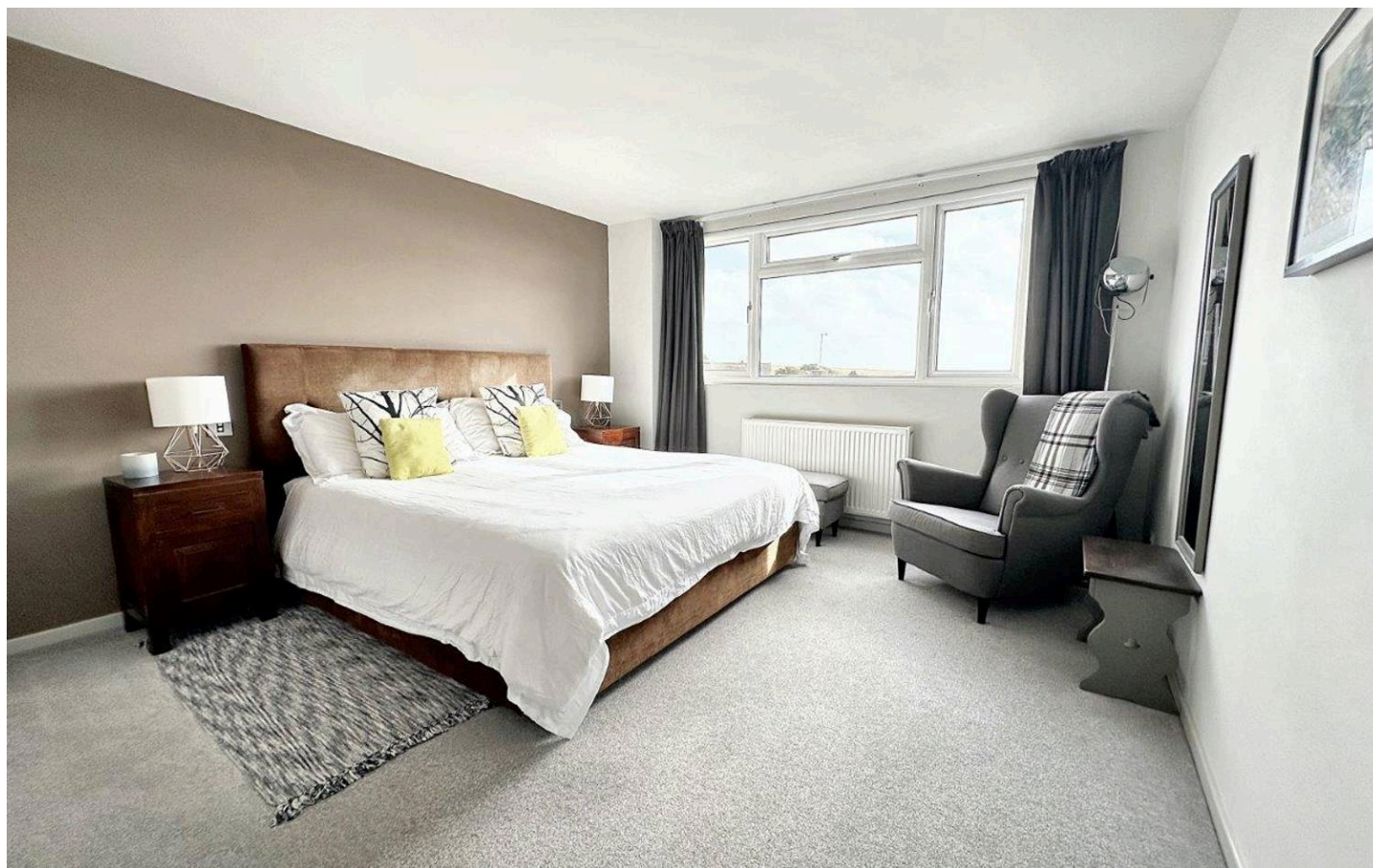
BEDROOM 3 10'1" x 8' (3.07m x 2.43m)

BATHROOM 8'8" x 8'1" (2.68m x 2.46m)

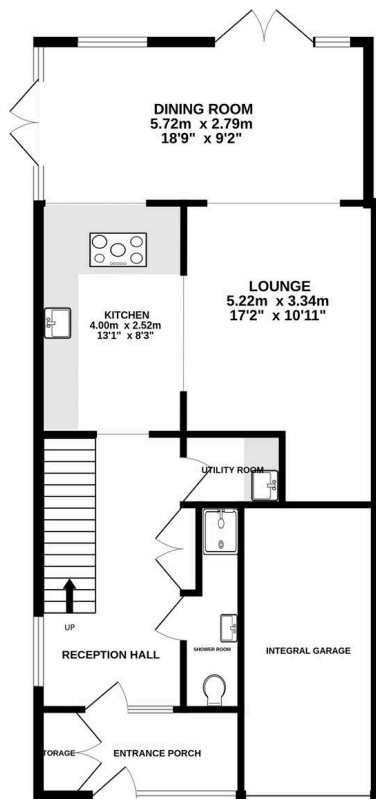
Council Tax band: D

Tenure: Freehold

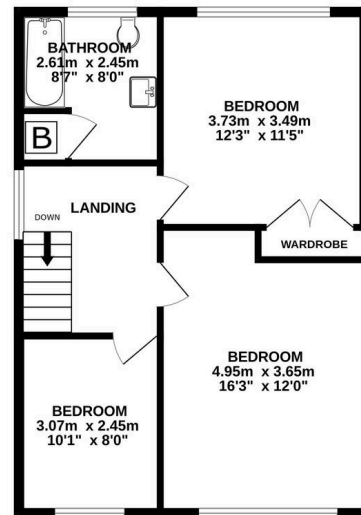
EPC Energy Efficiency Rating: C



GROUND FLOOR  
76.0 sq.m. (818 sq.ft.) approx.



1ST FLOOR  
52.9 sq.m. (569 sq.ft.) approx.



101 CISSBURY CRESCENT SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 128.9 sq.m. (1387 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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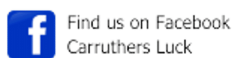
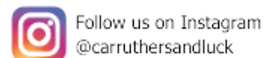
# Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



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