



55 Saltdean Drive, Saltdean, BN2 8SD

£795,000

CarruthersandLuck  
SalesandLettings





## 55 Saltdean Drive

### Saltdean

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.

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.

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





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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)

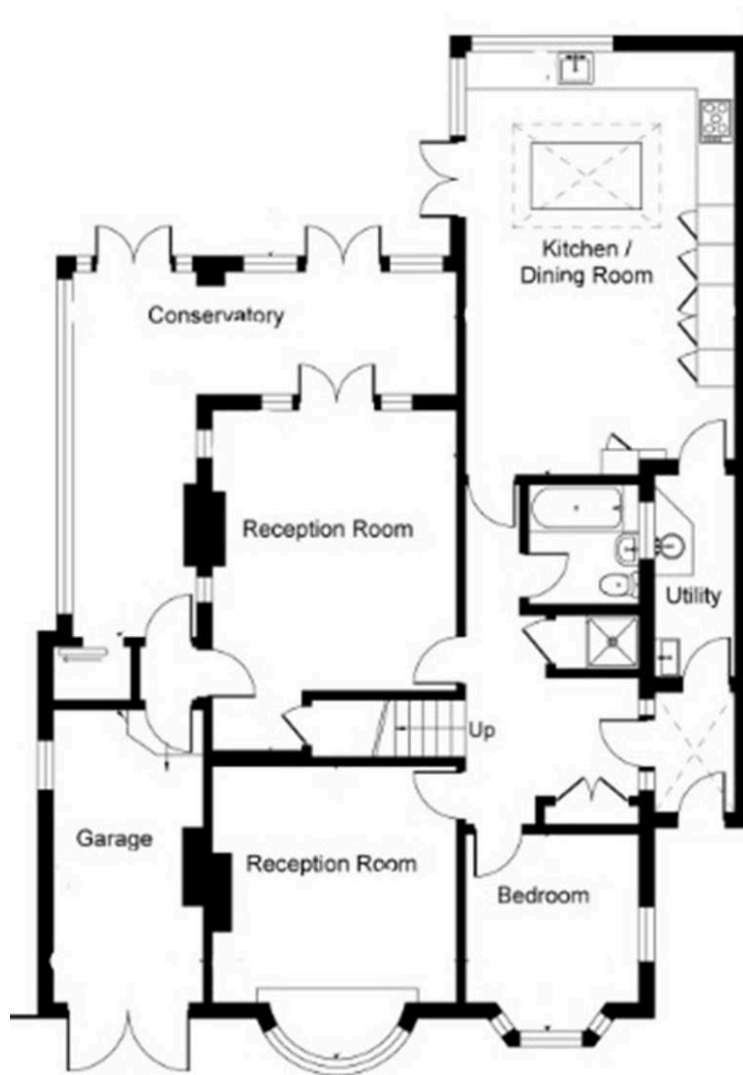
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







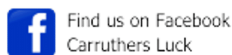
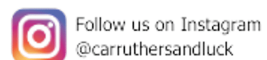
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