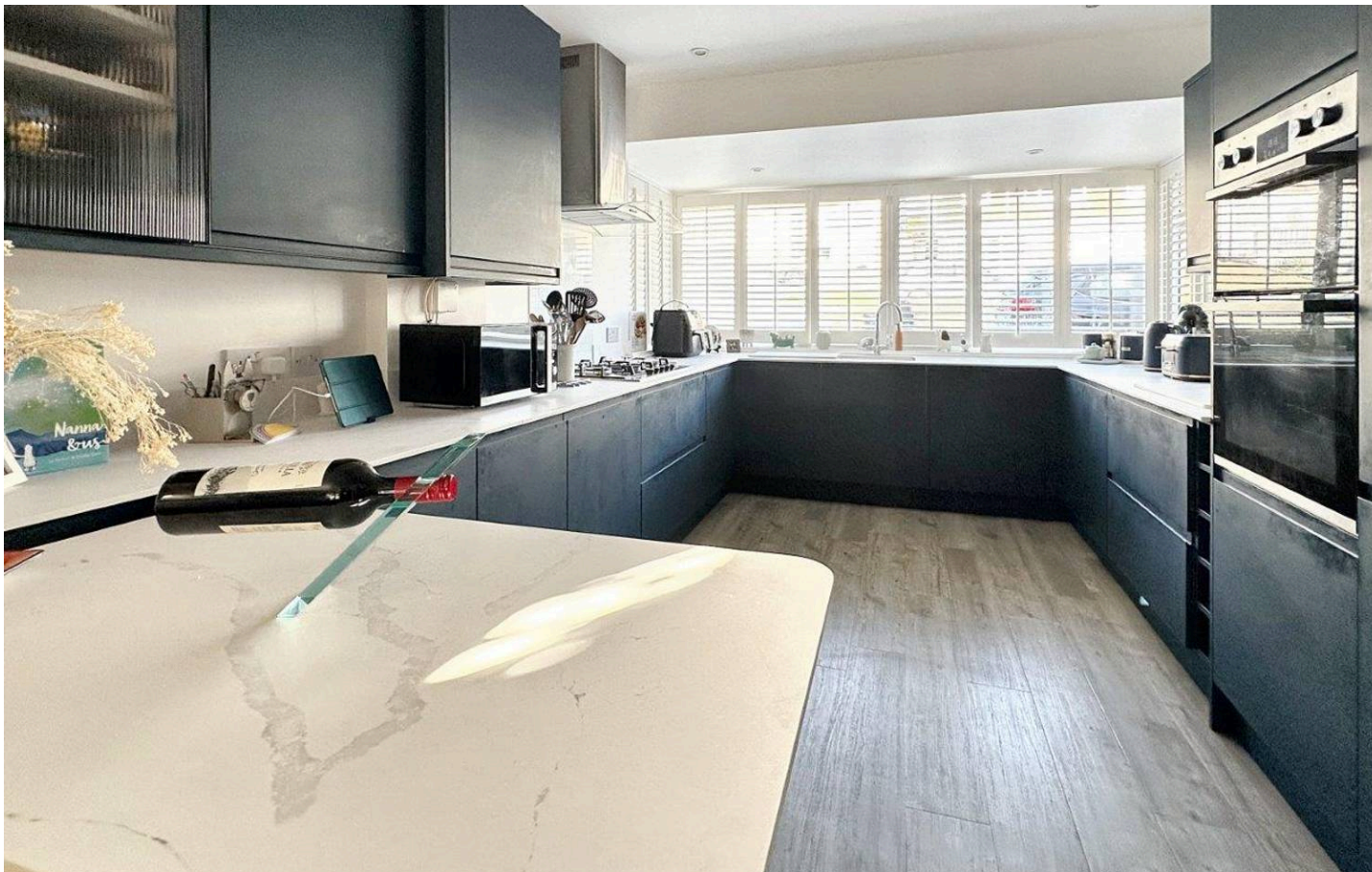




92 Cissbury Crescent, Saltdean, BN2 8RJ

£625,000

CarruthersandLuck
SalesandLettings



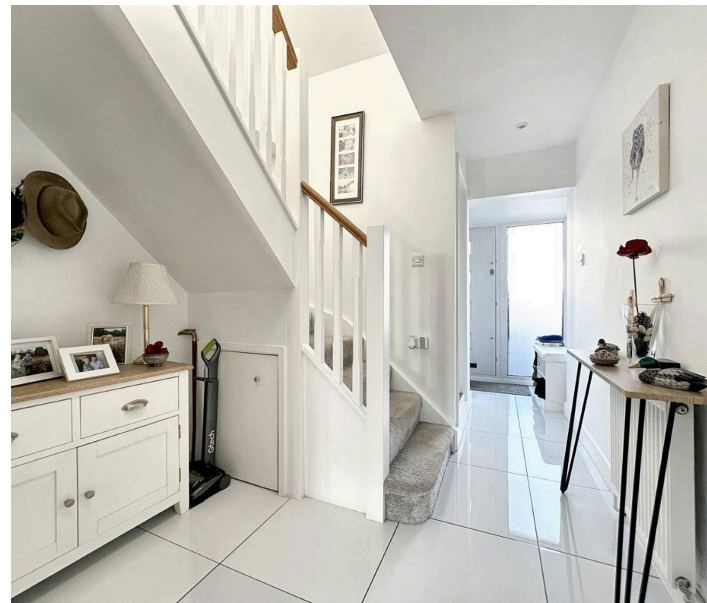
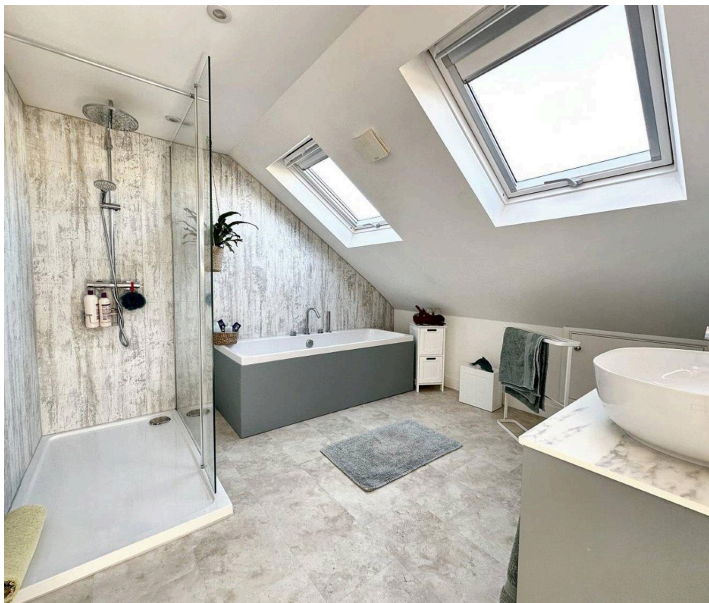
92 Cissbury Crescent

Saltdean

A superbly presented 5 Bedroom semi detached chalet bungalow offering an exceptional amount of space and having lovely views towards the Telscombe Tye to the sea. The property underwent a full refurbishment program and extension around 3 years ago and is finished to a high standard. There is a generous amount of reception space including a newly fitted kitchen, large dining room and large living room that opens out onto a South East facing rear garden.

The front door leads to a welcoming hallway with a tiled floor, an area with space for coats and shoes and a cloakroom/wc. A door leads from the hall to a lovely size dining room with a fireplace as a focal point. The dining area opens into a newly fitted kitchen with deep blue units fished with a solid white working surface and movable breakfast bar. The base units have a wide range of cupboards and drawers. There are matching wall units, integrated appliances to include a double oven, gas hob and dishwasher. A particular feature of the kitchen is a full width window overlooking the front garden with fitted blinds. Walking back through the dining area takes you into the lounge which spans the rear of the property and opens out to the rear garden. The lounge is a bright dual aspect room.

- Lovely size dining room
- South East facing rear garden



92 Cissbury Crescent

Saltdean

Stairs lead to a first floor landing. Two double bedrooms are to the rear of the property and have superb views over the Telscombe Tye to the sea. The 5th Bedroom/study is to the front and has a Velux window. A large family bathroom with bath, separate shower, wash basin and low level WC completes the internal accommodation.

ENTRANCE HALL

DINING ROOM 15'2" x 12'5" (4.63m x 3.78m)

KITCHEN 14'6" x 12'10" (4.43m x 3.91m)

LOUNGE 21'6" x 16'9" (6.55m x 5.11m)

BEDROOM 1 22'1" x 11'8" (6.73m x 3.55m)

BEDROOM 2 10'4" x 8'6" (3.15m x 2.59m)

CLOAKROOM/WC

BEDROOM 3 13'10" x 11' (4.23m x 3.35m)

BEDROOM 4 13' x 7'4" (3.98m x 2.23m)

BEDROOM 5 12'1" x 7'1" (3.68m x 2.15m)

FAMILY BATHROOM 10'4" x 9'10" (3.15m x 2.99m)

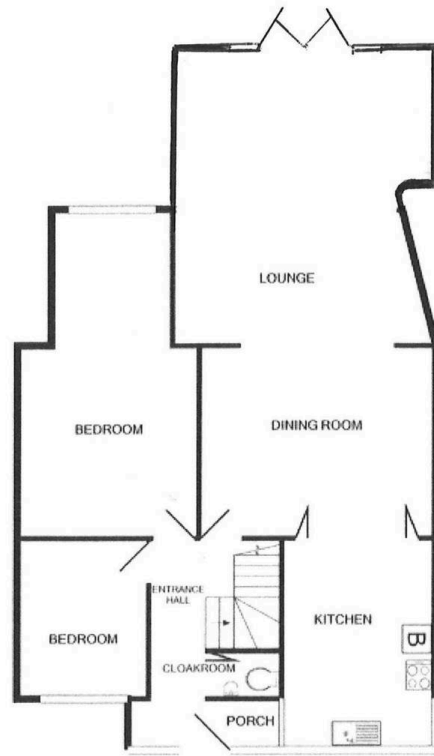
GARDENS AND SUMMERHOUSE

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





1ST FLOOR
APPROX. FLOOR
AREA 14.2 SQ.M
(47.5 SQ.FT.)

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
@carruthersandluck



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings