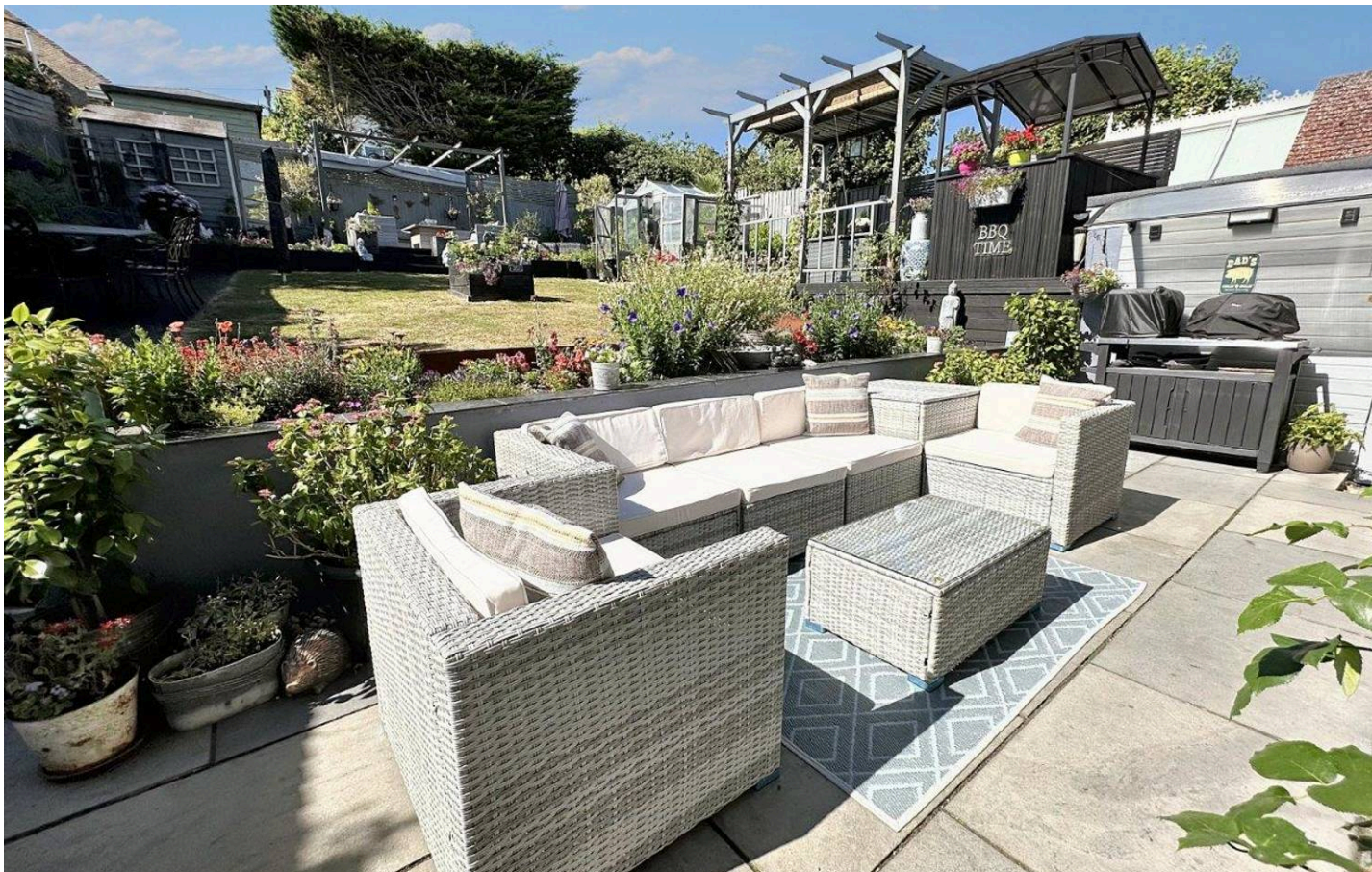




77 Cissbury Crescent, Saltdean, BN2 8RH
£600,000

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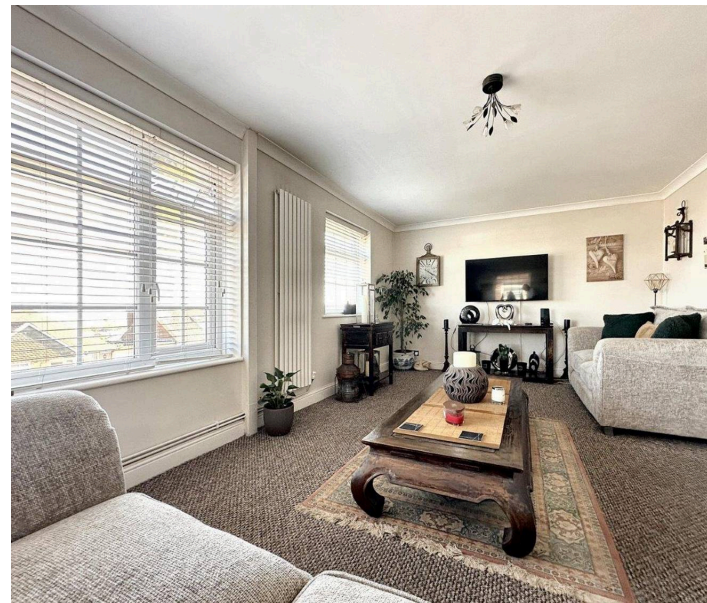


77 Cissbury Crescent

Saltdean, Brighton

A beautifully presented detached house with 3 double bedrooms, 2 bathrooms and 2 large reception rooms. The property has been the subject of considerable improvement over the last 11 years and the owners have created a very comfortable modern home with some lovely features such as the immaculate rear garden, feature 24' Kitchen/Dining room and the property is in good decorative order throughout.

The front door leads to a spacious hallway with a cupboard. To the left is a south facing lounge that measures 24' in length and has a bright triple aspect making the most of the views towards the Telscombe Tye and the sea. The Kitchen spans the rear of the property and has doors leading out to the rear garden. The current owners have fitted a modern high gloss kitchen with an extensive range of base cupboards, drawers and matching wall units. The units are finished off with a recently installed quality worktop incorporating a breakfast bar. The dining area has space for a large table and overlooks the rear garden. A ground floor bathroom completes the accommodation on the ground floor.



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77 Cissbury Crescent

Saltdean, Brighton

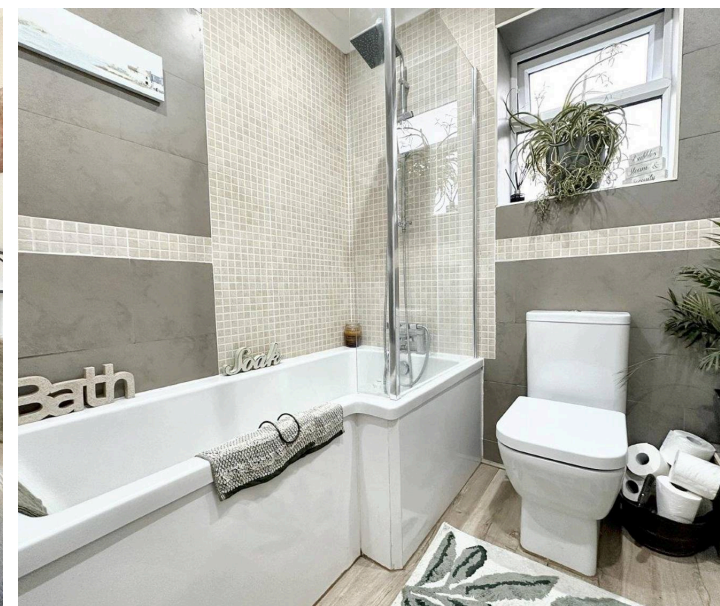
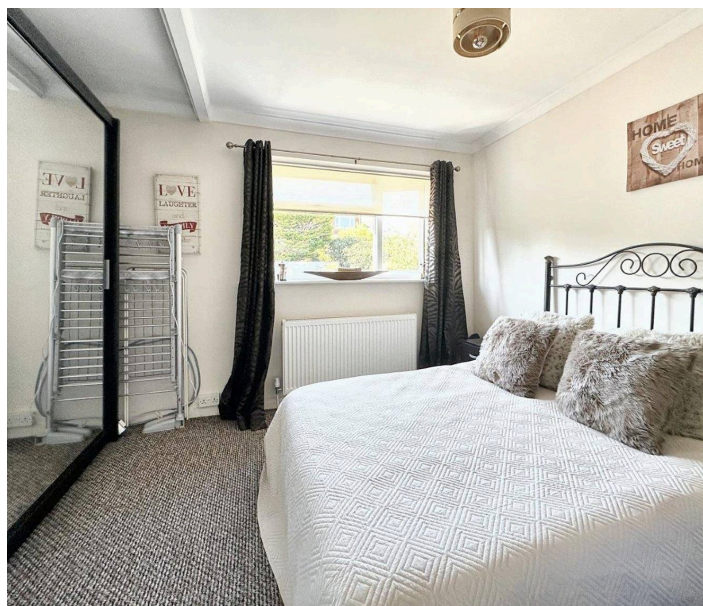
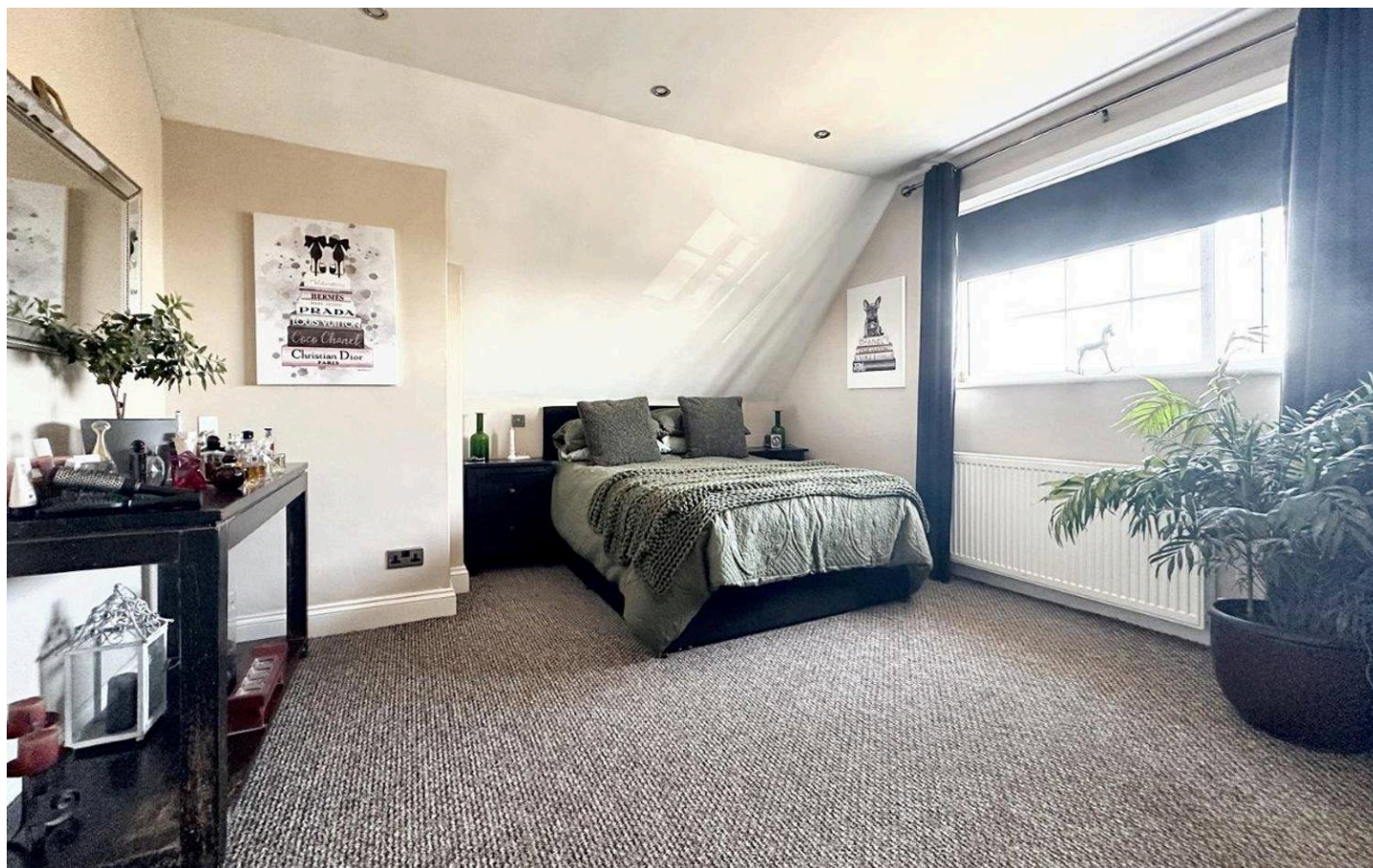
On the first floor are 3 double bedrooms, the main bedroom having superb views to the Telscombe Tye and the sea. There is also a modern shower room on this floor.

Outside, the front provides ample off street parking and raised floor and shrub borders. The driveway gives access to the garage. A side path leads to the rear garden. The rear garden is a particular feature of the property and is beautifully maintained with lots of interesting area, places to sit and enjoy the sun and has well stocked but easy to maintain flower and shrub borders. The garden is mainly laid to lawn with boarder surrounding. Nearest the house is a wide patio area with space for garden furniture. To the rear of the garden is a large sun deck, again having space for a garden furniture and this area attracts the sun all day long. There is also a pergola which with the cover, provides valuable shade. A further deck to the right hand side is currently used as a BBQ area. The garden also has a useful shed and greenhouse.

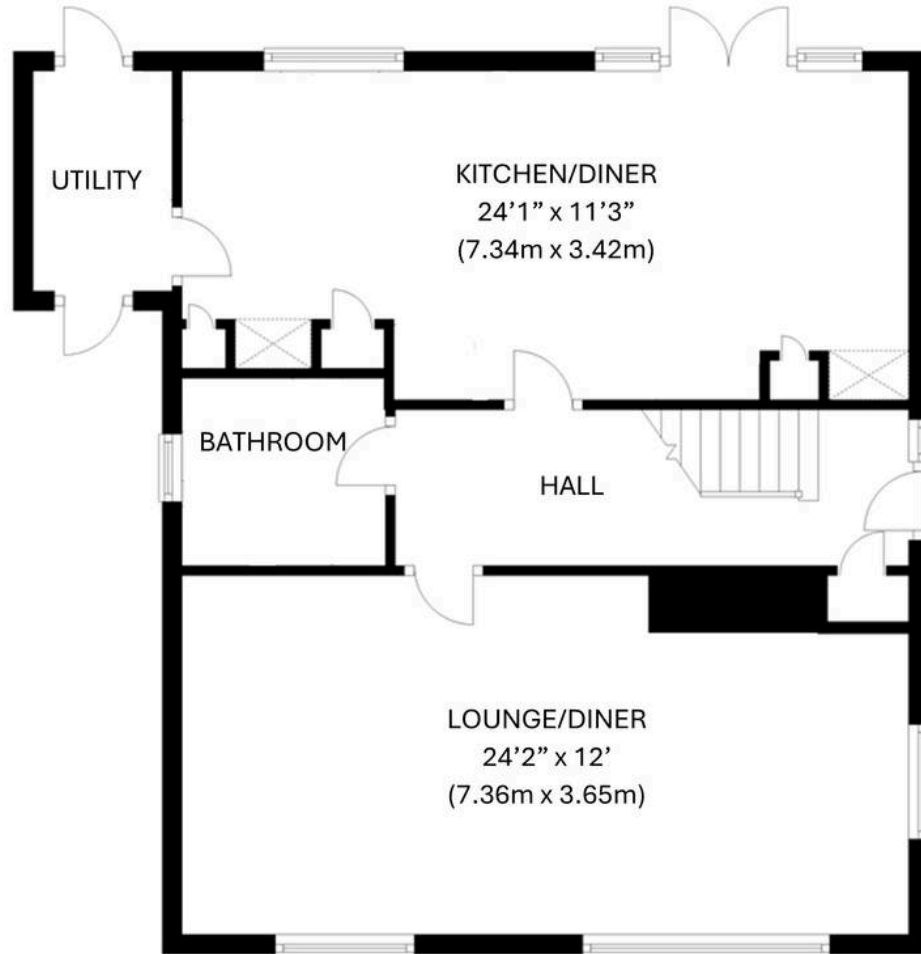
Council Tax band: D

Tenure: Freehold

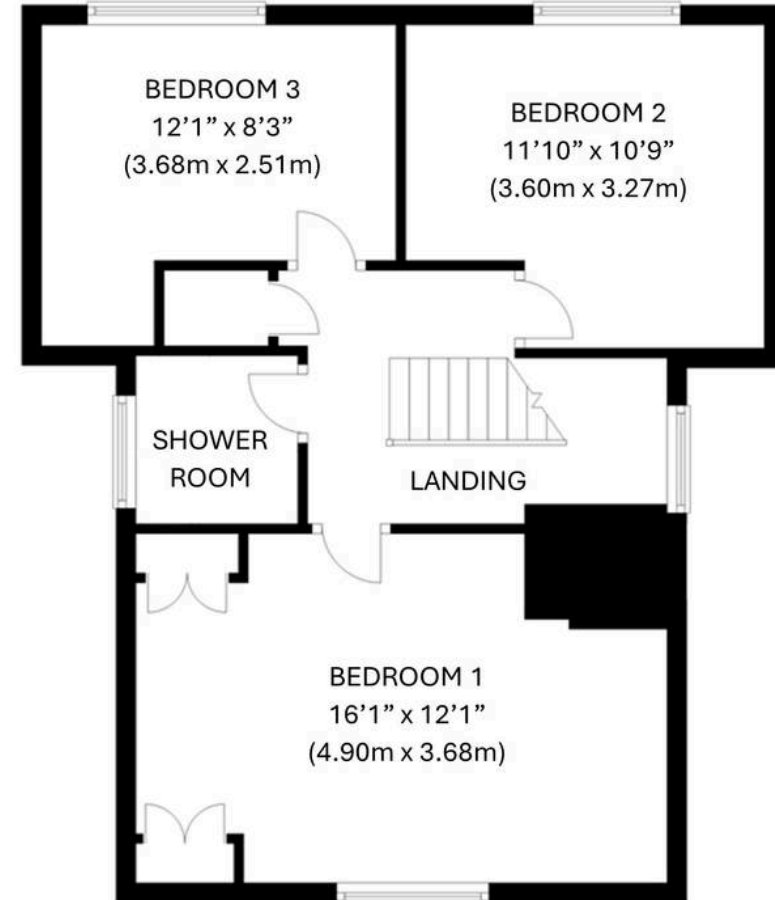
EPC Energy Efficiency Rating: D



Ground Floor



First Floor



Carruthers and Luck Sales and Lettings

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Directors: Paul Carruthers Stephen Luck



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