



# C&L

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### 207 Marine Drive, Saltdean, BN2 8DA.

A very spacious 4 bedroom detached property situated in one of the best locations on Marine Drive, set well back from the road and enjoying unrivalled views along the coast and out to sea. The property has been the subject of considerable improvement by the present owners and is beautifully presented, offering bright and spacious accommodation. A unique selling point is a very good size rear garden, which are normally a lot smaller on Marine Drive. The property still offers scope for further extension, subject to approval, should anyone wish. Buses, shops and the undercliff walk and beach are all very close by.

**£750,000**

**EPC= 61**

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**01273 303064**

**The accommodation with approximate room measurements comprises:**

Double doors to an enclosed entrance porch with limestone flooring and a further set of double doors to:

**SPACIOUS ENTRANCE HALL 18' (5.49m) in length** With solid wood flooring, radiator, built in storage cupboard, coved ceiling, doors to all rooms.

**SOUTH FACING LOUNGE 17'4" x 13'10" (5.28m x 4.23m)** A bright South facing room with lovely views to the sea, wide bay window with recently installed shutter blinds, two further side windows, 2 radiators, television point and mounting above the fire, fitted modern electric fire, wood flooring.

**KITCHEN** A bright South facing room with direct views to the sea. **12" x 12' (3.66m x 3.66m)** and fitted with a range of high gloss cream units finished with solid wood worktops, integrated gas hob and double oven, recessed 'american' style fridge/freezer, washing machine and dishwasher, range of base cupboards and drawers and matching wall cupboards, stainless steel extractor hood. 'LED' lighting, fitted shutter blinds, space for a table.

**BEDROOM 1 17' x 13' (5.18m x 3.98m)** 2 large built in wardrobes, 2 window overlooking the rear garden, 2 feature stained glass window, radiator, television point, telephone point, coved ceiling, new cream carpets.

**BATHROOM 2 13'6" x 11'10" (4.13m x 3.60m)** 2 Large built in wardrobes, french doors to the rear garden, painted floorboards, radiator.

**BATHROOM** Modern luxury fitted suite with a double ended bath with centred mixer taps, square wash basin, low level wc, attractive fully tiled white walls, tiled floor, chrome towel rail, 'LED' lighting, window.

Turned staircase with glass balustrade and large window and deep window shelf to the first floor.

**BEDROOM 3 14'8" x 13'7" (4.48m x 4.15m) into bay recess** Superb sea views, deep wardrobes, radiator.

**BEDROOM 4 12'10" x 12'1" (3.91m x 3.68m) into recess** Window overlooking the rear garden, radiator, deep walk in wardrobe.

**SHOWER ROOM** Modern shower suite with tiled shower area, wash basin, low level wc, tiled walls and floor.

**OUTSIDE**

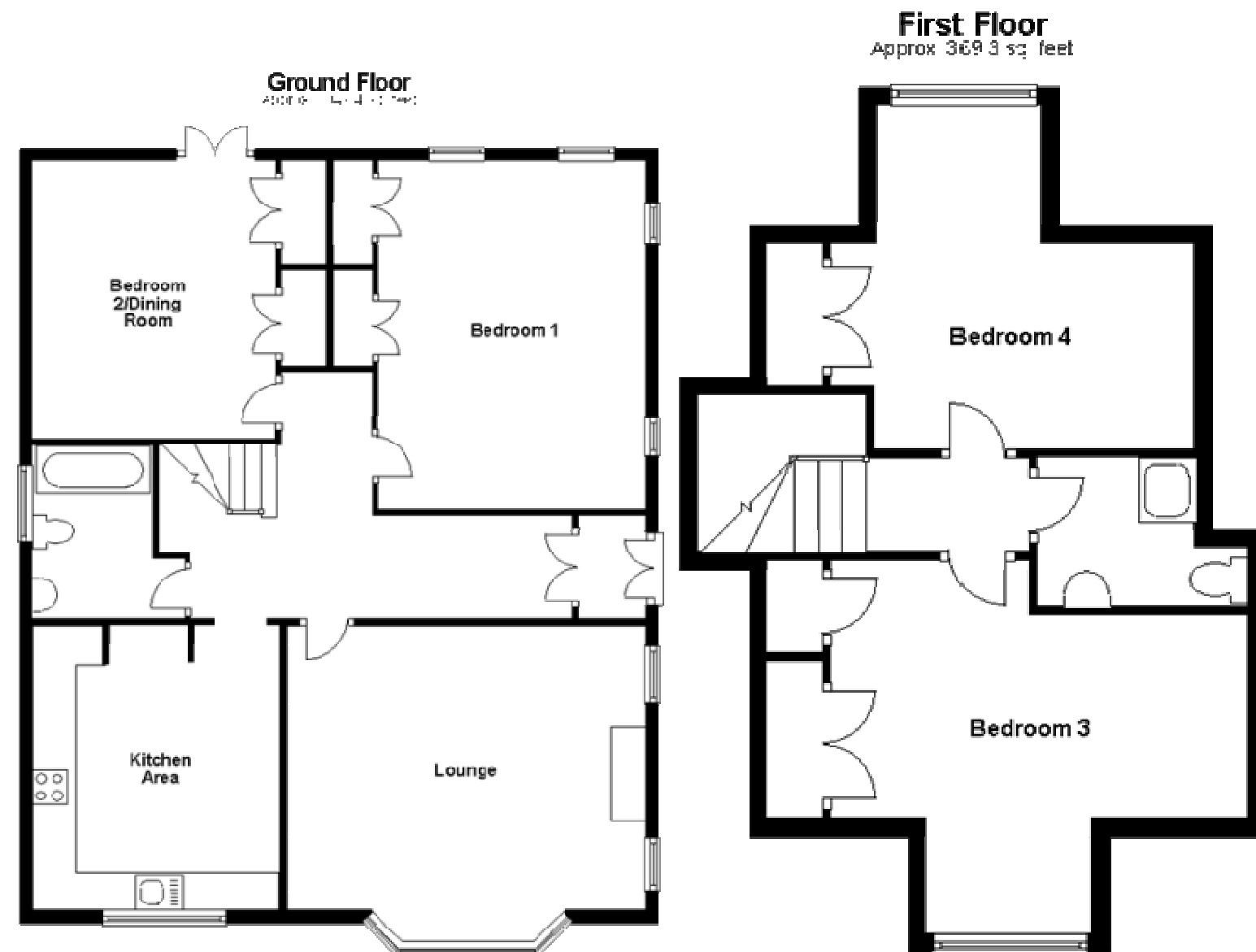
**GARAGE 18'3" x 12' (5.56m x 3.66m)** Double doors from the driveway, power and light, door to the garden, further door to:

**GAMES ROOM/GYM/OFFICE 15'10" x 10'2" (4.83m x 3.10m)** Power and light, window, sink with hot and cold water.

**OUTSIDE STORE/WORKSHOP** A large area with power and light.

**FRONT GARDEN** The property benefits from a large frontage and front garden being level and laid to lawn, driveway with parking for several cars and storage for boat/caravan etc, side access via a locked gate to:

**REAR GARDEN** The rear garden is a good size, mainly level and has been very nicely laid out with different feature area's including a level lawn, large patio area complete with a brick built bbq and chimney, granite surfaces either side, further 'Astroturf' lawn area, various established plants and shrubs.



These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. The company will not however be under any liability to any purchaser or prospective purchaser in respect of them and we advise any Interested party to seek advice from their legal representative regarding improvements, guarantees or lease terms.

The description, Dimensions and all other information is believed to be correct as supplied by the owner(s) but their accuracy is no way guaranteed. The services/equipment have not been tested. Any floor plans shown are for identification purposes only and are not to scale.

**Directors: Paul Carruthers Stephen Luck**