



**EPC - C**

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**Any floor plans shown are for identification purposes only and are not to scale**

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# C&L

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**5 Chichester Close, Wicklands Avenue, Saltdean, BN2 8LL**  
**£325,000**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

A superbly appointed well presented and spacious 2 bedroom first floor apartment set in an attractive 1930's block of only 15 flats and having superb views over Saltdean to the sea.

The block is extremely well situated for all amenities including shops, buses, doctors and schools. The seafront with its beach access and undercliff walk is only a few minutes walk.

The flat has a spacious entrance hall with space for coats and a door to the communal store area and rear entrance. Stairs then rise to the first floor landing which is very spacious and light. The lounge is a bright west facing room with superb views across Saltdean and to the sea. The lounge has 2 windows and a door to the west facing balcony again with sea views. The kitchen has been extensively fitted with high gloss units on 3 walls with cupboards, drawers, space for a fridge/freezer and an integrated washing machine. There is also an integrated 'Bosh' hob with matching 'Bosch' double oven beside it, a range of matching wall units, attractive white worktops, window overlooking the front and tiled floor complete the kitchen.

There are 2 double bedrooms, the main having fitted wardrobes and lovely sea views. The bathroom is fitted with a modern white suite incorporating a Jacuzzi bath, wash basin and low level w/c. There is also a very useful study/storage room with a window overlooking the front.

The block has off road parking (not allocated) and has an 87 year lease. No Chain.

#### **ENTRANCE HALL**

**LANDING 28'5" x 3'10" (8.66m x 1.18m)**

**LOUNGE/DINING ROOM 18'1" x 14'7" (5.51m x 4.45m)**

**KITCHEN 11' x 8' (3.35m x 2.44m)**

**BEDROOM 1 10'11" x 10'7" (3.33m x 3.22m)**

**BEDROOM 2 11' x 9'11" (3.35m x 3.02m)**

**STUDY/STORAGE ROOM 8' x 6' (2.44m x 1.83m)**

**BATHROOM 8'1" x 6'10" (2.46m x 2.08m)**

**BALCONY 17' x 3'5" (5.18m x 1.05m)**

Please note some of the photos were taken before the tenants moved in.