



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

233a South Coast Road,
 Peacehaven. BN10 8LD
 Tel: **01273 585001**
 e: peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG
 Tel: 01273 303064
 e: saltdean@carruthersandluck.co.uk

Lettings department:
 233a South Coast Road, BN10 8LD
 e: lettings@carruthersandluck.co.uk
 Company registration no: 08884155



Find us on Facebook
 Carruthers Luck



Follow us on
 Instagram
 @carruthersandluck



C&L

carruthersandluck
 salesandlettings

17 Effingham Close, Saltdean, BN2 8FX

EPC : C

£459,950

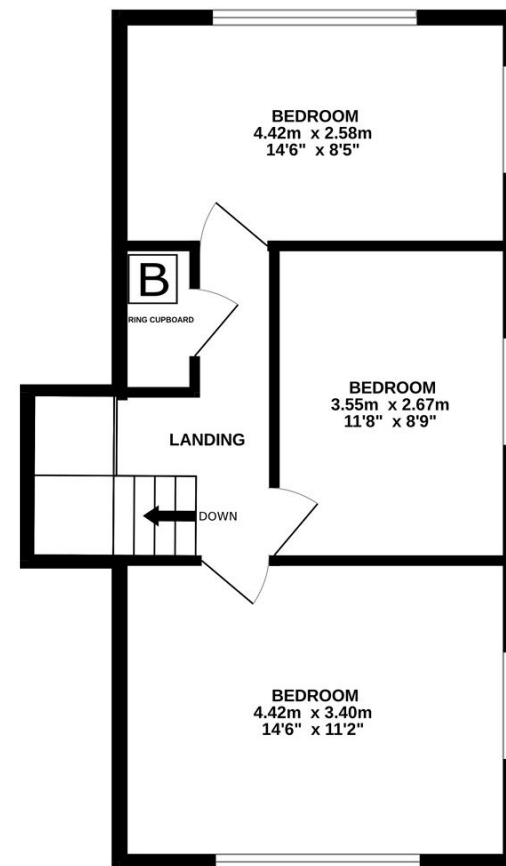
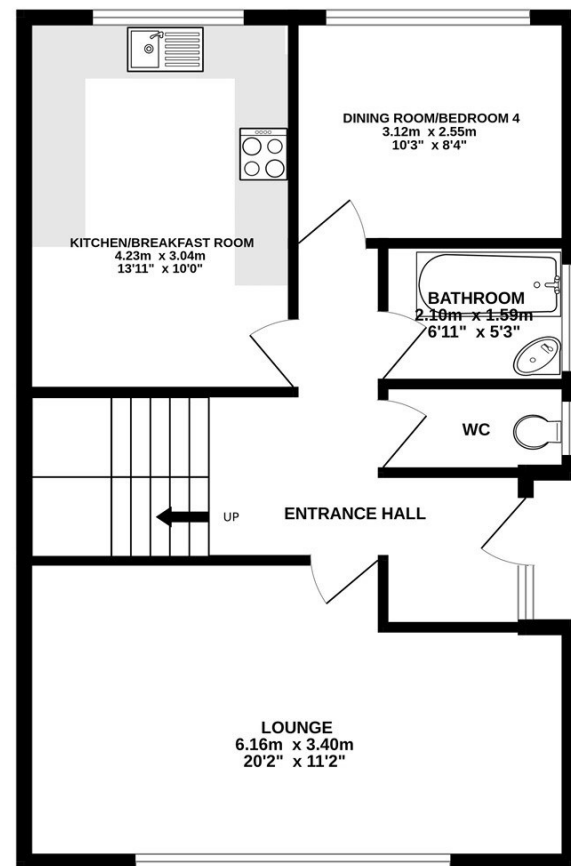


www.carruthersandluck.co.uk

THIS PROPERTY IS ON THE MARKET FOR THE FIRST TIME IN OVER 40 YEARS, AND OFFERS AN EXCEPTIONALLY SPACIOUS SEMI-DETACHED CHALET RESIDENCE SITUATED AT THE BOTTOM OF A QUIET CLOSE AND WITHIN EAS REACH TO LOCAL SCHOOLS SHOPS AND BUS SERVICES TO BRIGHTON CITY CENTER. THE PROPERTY OFFERS EXCELLENT OPPORTUNITIES (STPP) FOR EXTENSION AT THE SIDE, OR ALTERNATIVELY AMPLE SPACE FOR A LARGE VEHICLE PARKING AREA. OFFERED WITH GAS FIRED CENTRAL HEATING, AND DOUBLE GLAZING AN EARLY INSPECTION IS RECOMMENDED BY THE OWNERS SOLE AGENTS.

GROUND FLOOR
57.8 sq.m. (622 sq.ft.) approx.

1ST FLOOR
44.1 sq.m. (474 sq.ft.) approx.



17 EFFINGHAM CLOSE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 101.9 sq.m. (1097 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

The accommodation with approximate room measurements comprises:

SPACIOUS ENTRANCE HALL Radiator, power points, large understairs storage cupboard, stairs to landing

LOUNGE/DINER 6.3 x 3.4 narrowing to 2.6m in dining area, 20'6" x 12'9" x 7'5" radiator power points, large window overlooking rear garden, with views across Saltdean to the downs.

KITCHEN 4.2m x 3m 13'7" x 9'9" Inset stainless steel sink unit with extensive laminate work surfaces and an excellent range of cupboards below, built in double oven with hob and extractor over, space and plumbing for washing machine, tiled splashbacks, ample power points, wall and full height cupboards, radiator, window overlooking front.

DINING ROOM/BEDROOM 4 3m x 2.5m 9'9" x 8'2" radiator power points window overlooking front.

BATHROOM Fitted panelled bath, with shower over, pedestal wash basin, radiator, tiled walls

SEPARATE WC Low flush WC

STAIRS TO LANDING Large cupboard housing gas fired boiler, hatch to loft space.

BEDROOM 1 4.3m x 3.3m 14'1" x 10'8" Range of built in wardrobes, radiator power points, eaves cupboard, windows to side and rear with lovely views across Saltdean to the downs.

BEDROOM 2 4.4m x 2.5m 15'4" x 8'2" Radiator, power points, windows to side and front.

BEDROOM 3 3.5m x 2.5m 11'4" x 8'2" Radiator, power points, window overlooking side with distant downs views

OUTSIDE

DETACHED GARAGE 5.2m x 2.7m 17' x 8'8" Up n over door, power and light points own drive in.

LARGER THAN AVERAGE GARDENS to 3 sides of the property, with established shrub borders, the rest being laid to lawn.

Council tax band: D

Carruthers & Luck Estate Agents cannot guarantee the accuracy of these details as we have been asked to act on a sub-agent basis.