

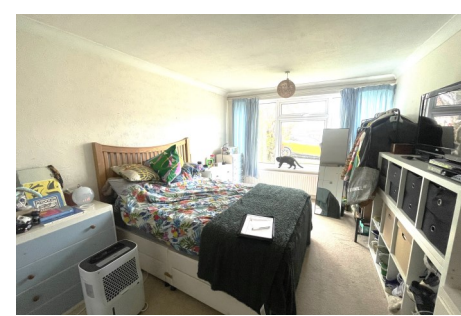
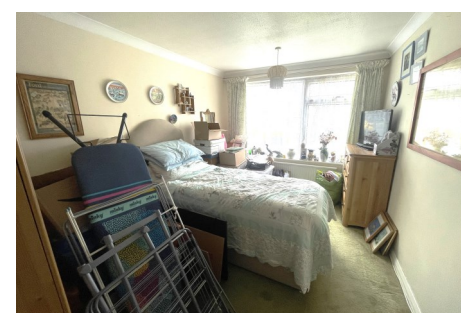
# C&L

carruthersandluck  
salesandlettings

10 Effingham Close, Saltdean, BN2 8FX

EPC : C

£425,000



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**  
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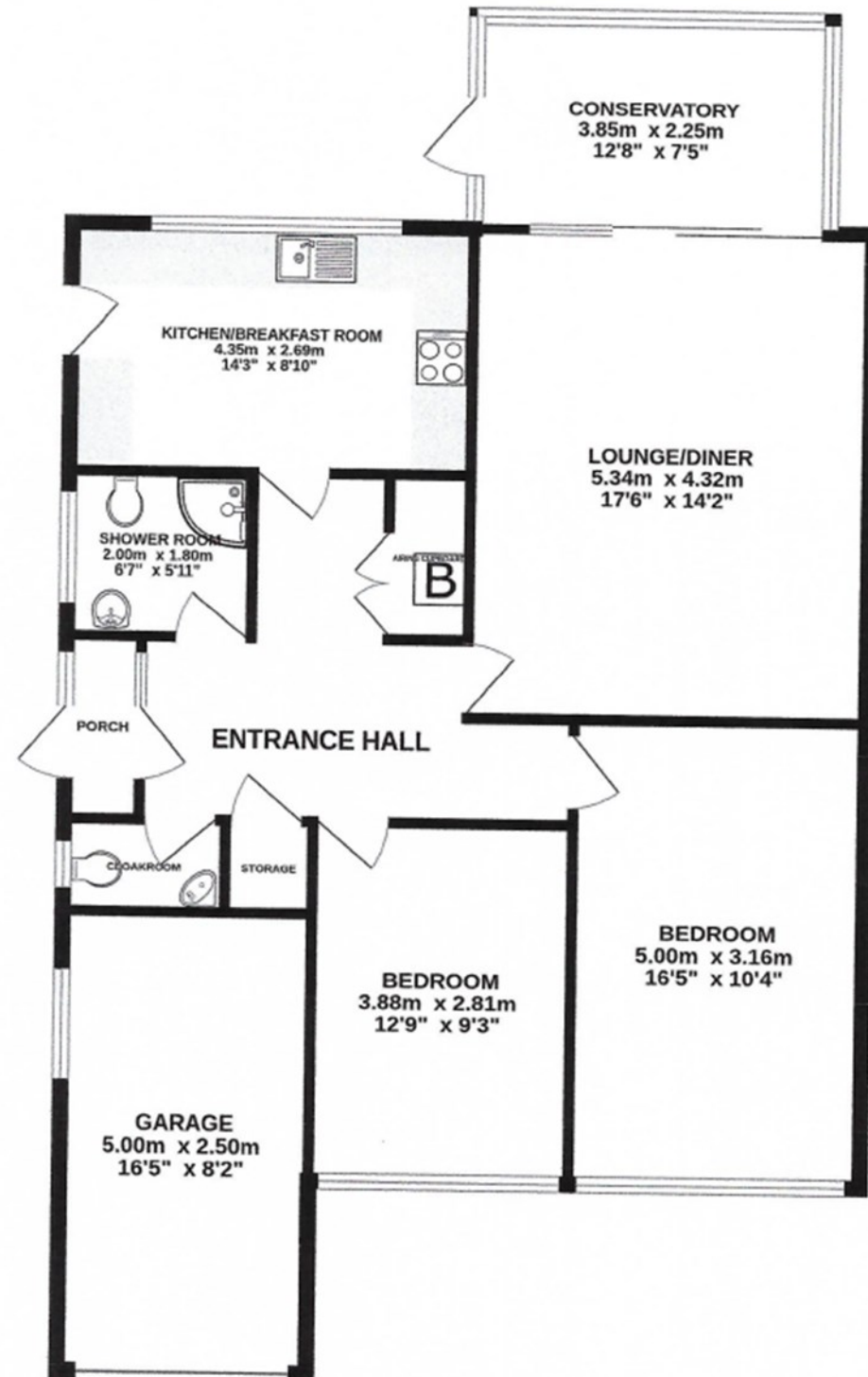
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A SPACIOUS AND WELL PRESENTED DETACHED BUNGALOW SITUATED IN A CLOSE AND BACKING ONTO SCHOOL PLAYING FIELDS. THE PROPERTY BENEFITS FROM DOUBLE GLAZING, GAS FIRED CENTRAL HEATING WELL PROPORTIONED TWO BEDROOM ACCOMMODATION, A GOOD SIZE SOUTHERLY CONSERVATORY. VIEWING RECOMMENDED BY THE OWNERS SOLE AGENTS.

The accommodation with approximate room measurements comprises:



**SPACIOUS ENTRANCE HALL** Radiator, power points, large double wardrobe housing gas fired boiler, further cloaks cupboard, hatch to loft space.

**LOUNGE/DINER** 5.5m x 4.3m 18' x 14'1" radiator power points, sliding patio doors overlooking rear garden, and opening onto:

**UPVC CONSERVATORY** 3.9m x 2.2m 12'6" x 7'2" power points, superb aspect over rear garden with views across Saltdean

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

**BATHROOM** Fully tiled shower cubicle, pedestal wash basin, low flush WC radiator, fully tiled walls

**SEPARATE WC** Low flush WC. Wash hand basin

**BEDROOM 1** 4.9m x 3.1m 16' x 11'6" radiator power points,, window overlooking front

**BEDROOM 2** 3.9m x 2.8m 12'7" x 9'1" Radiator, power points, windows to front.

OUTSIDE

**INTEGRAL GARAGE** 5.1m x 2.7m 16'7" x 8'8" Up n over door, power and light points own drive in.

**FRONT GARDEN** Laid to lawn with shrubs and trees

**REAR GARDEN** Southerly facing with gently sloping lawned area, and well established shrub and flower borders, paved patio area to the side of the conservatory, garden shed

**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.