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**Any floor plans shown are for identification purposes only and are not to scale**  
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4 Founthill Avenue, Saltdean, BN2 8SG

EPC : E

£595,000



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A well presented 4 bedroom detached chalet bungalow situated in West Saltdean in a sought after road. Just a few minutes away you will find local shops, cafes, bus services to Brighton City Centre and the newly refurbished Saltdean Lido with its open air swimming pool, new cafe, gym and library. Also just a short walk away is access on to the stunning Saltdean beach.

Through the front door and you immediately get a spacious feel with the good sized entrance hall. From the hall is the living room, a wonderful space to entertain family and friends on those special occasions. With double doors onto the rear gardens decking, this room is great all year round. Across the hall is the south facing kitchen diner, with its large bay window allowing light to flood through. The room is of a fantastic size and offers everything a kitchen needs and more to comprise of a range of base cupboards and drawers with wall mounted cupboards over. There is also a built in oven and hob, perfect for cooking some fabulous dishes. The kitchen also offers access onto the side loggia which the current owner uses as utility space, also, there is a door onto what is currently used as the main bedroom however this was formally the lounge and can easily be re-configured back to this.

The property benefits from its versatile layout with two bedrooms downstairs the other two upstairs. Bedroom one (formally lounge) is dual aspect and has a south facing bay window allowing the bedroom to be bathed in sunlight throughout the day. Bedroom two is to the rear of the property with sliding doors onto the rear garden. Bedroom three is upstairs and is triple aspect with plenty of space for all necessary furniture. Bedroom four is also upstairs and is dual aspect with sea views.

The internal accommodation is complete with a family bathroom upstairs to comprise of a shower over the bath, wc and wash basin. Downstairs, there is another family bathroom with a cupboard for storage, wash basin and a bath with shower over. Next to this is a separate wc.

Outside of this home is a fantastic rear garden with a large decked area, superb for those summer barbeques. There is also an area laid to lawn surrounded by shrubs to create a private feel. To the front is an impressive sized driveway with parking for several cars and access onto the garage, a great place to be used for storage.

If you are looking for a home with its wonderful location being West Saltdean and a versatile layout then look no further and book an internal viewing today!

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

**SEPARATE W/C 4'4" x 2'7" (1.32m x 1.78m)**

**LOUNGE 16'9" x 10'7" (5.11m x 3.22m)**

**SOUTH FACING KITCHEN/DINING ROOM 16'2" x 10'9" (4.93m x 3.28m)**

**SIDE LOGGIA CURRENTLY USED AS AN UTILITY ROOM 9'9" x 2'8" (2.97m x 0.81m)**

**DUAL ASPECT SOUTH FACING BEDROOM 1 15'6" x 10'9" max (4.73m x 3.28m)**

**BATH/SHOWER ROOM/W/C 7'2" max x 6'6" max (2.18m x 1.98m)**

**BEDROOM 3 13'3" x 10'10" (4.05m x 3.30m)**

**BEDROOM 2 16' max x 15'7" max (4.88m x 4.75m)**

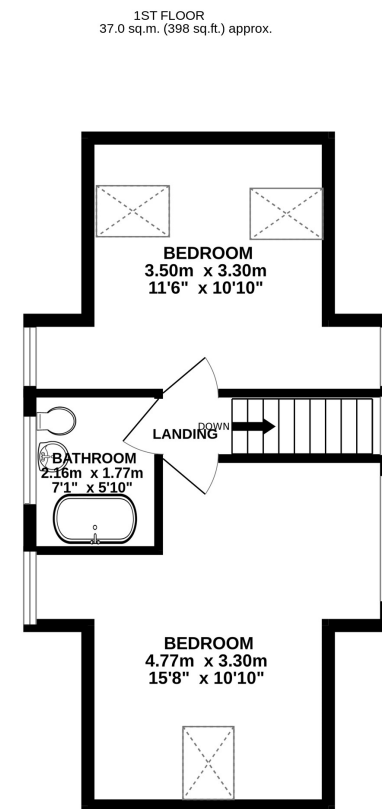
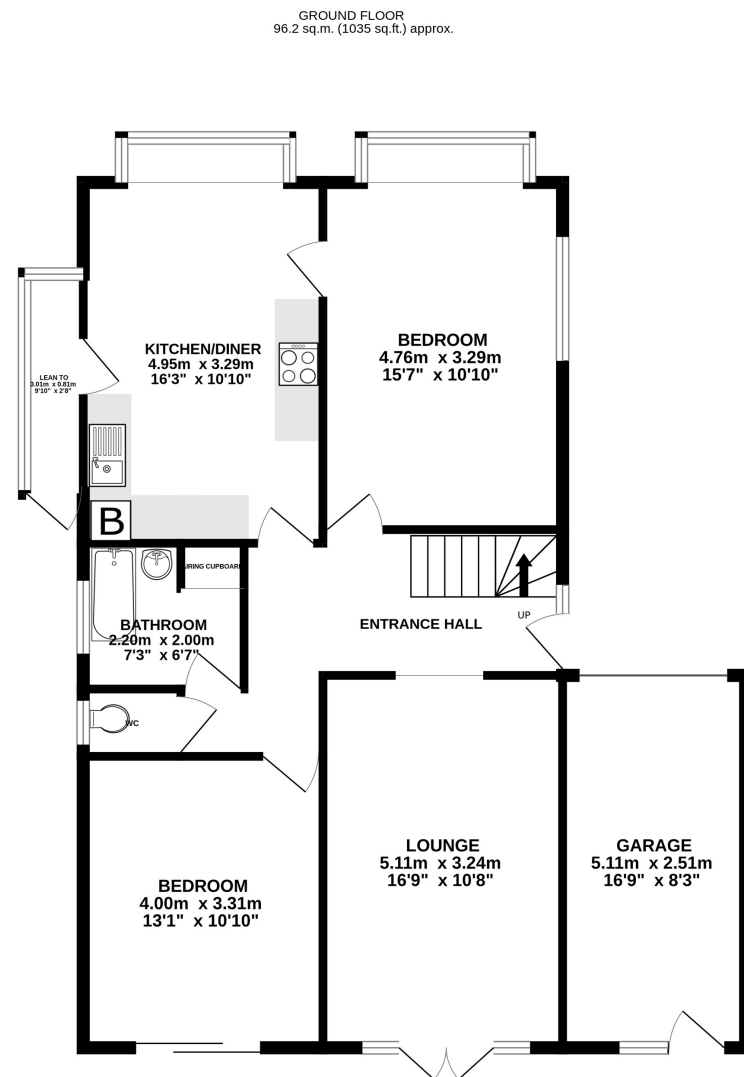
**BEDROOM 4 16'1" max x 11'7" max (4.90m x 3.52m)**

**BATH/SHOWER ROOM/WC 7'1" x 5'10" (2.15m x 1.79m)**

**FRONT GARDEN**

**INTEGRAL GARAGE 15'2" x 8'5" (internal measurements) (4.63m x 2.56m)**

**REAR GARDEN**



4 FOUNTHILL AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 133.2 sq.m. (1433 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.  
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