



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



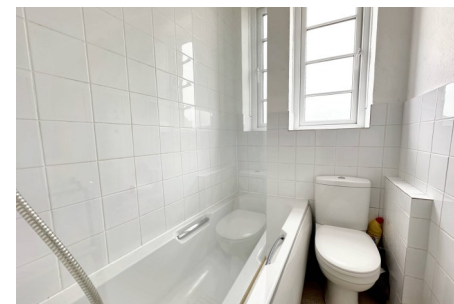
# C&L

carruthersandluck  
 salesandlettings

**Flat 7 Curzon House, Chichester Drive East, Saltdean, BN2 8LU**

**EPC : C**

**£279,950**



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



A well presented first floor 2 bedroom flat situated just off the seafront and having incredible views to the sea, beach, Saltdean Lido and across West Saltdean from all rooms and the west facing balcony.

The block has recently had a lot of refurbishment including new windows and full external decoration including the addition of four penthouse flats.

The front door leads to a generous size entrance hall with modern Grey flooring. The lounge is a lovely bright west facing room with a deep bay window and a door to the new balcony. The room has lovely views. The kitchen is fitted with a range of beech coloured units with black worktops. There is a range of base cupboards, drawers and matching wall units. Space for appliance, a wall mounted combination boiler and a window with views.

Both bedrooms are west facing with sea views. A bathroom which is a white suite completes the accommodation.

Curzon House is extremely well situated for local shops and is virtually on the seafront which has excellent bus services to Brighton City Centre. Opposite the block is access to the beach and undercliff walk which has various Cafés. The Saltdean Lido has just been re-opened following a complete refurbishment and now has a heated Swimming Pool, new Gym, new Library and a new Café and Restaurant.

The property is being sold with No Onward Chain.

## FLOOR PLAN TO FOLLOW

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

**ENTRANCE HALL 19'4" x 4' (5.89m x 1.21m)**

**LOUNGE 17' into bay x 12'2" (5.18m x 3.70m)**

**KITCHEN 9'9" x 6'2" (2.97m x 1.87m)**

**BEDROOM 1 13'2" x 10'5" (4.01m x 3.17m)**

**BEDROOM 2 9' x 8'3" (2.74m x 2.51m)**

**BATHROOM/WC 9'9" x 4'7" (2.97m x 1.39m)**

**Council tax band: B**