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

Directors: Paul Carruthers Stephen Luck

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

Also at:
233a South Coast Road, Peacehaven. BN10 8LD
e:peacehaven@carruthersandluck.co.uk

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



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118 Wicklands Avenue, Saltdean, BN2 8EP

£495,000



www.carruthersandluck.co.uk

Carruthers and Luck Estate Agents are delighted to bring to the market a really characterful 3 bedroom semi detached house with a large rear garden and a garage, and has been extended to the rear under a pitched roof almost doubling the ground floor size. The house would now benefit from some modernisation/restoration but still has modern gas central heating, double glazing and a modern wet room.

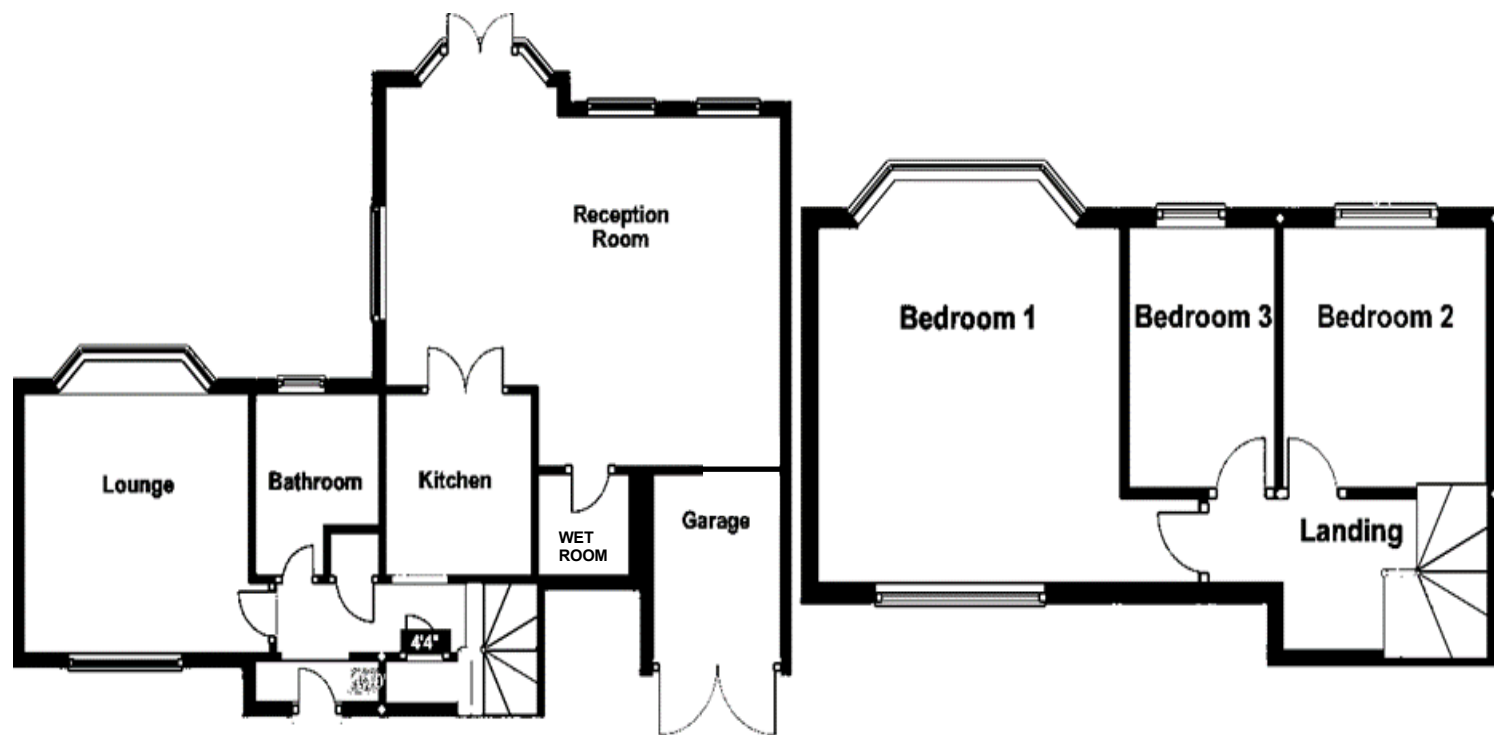
The property is well situated, close to local shops and buses and being surrounded by countryside, has many walks both over the downs or along the seafront.

The solid front door leads to an entrance hall. The lounge is a dual aspect room overlooking both the front and rear gardens. The kitchen is fitted with a range of farmhouse style units with base cupboards and drawers and matching wall cupboards and includes such features as a range cooker and a butler sink. There are double doors that lead out to the extension which provides a really spacious living/dining room that spans the rear of the house. This room has many features including a vaulted ceiling with exposed beams, a brick fireplace with exposed brick surround and a wood burner, two large windows and French doors to the rear garden. A further door leads to a modern wet room, making the house extremely practical. A ground floor bathroom completes the accommodation on this floor.

On the first floor are three bedrooms all with nice views towards the Telscombe Tye and all overlooking the rear garden. The landing has a hatch to the large roof space.

The house is situated on a wide frontage and has a well established front garden with a path to the front door and a driveway which leads to a detached garage. The rear garden is a particular feature of the house being over 60' in depth and extremely private. The garden has a large patio area, an ornamental fish pond and wishing well, 2 sheds and many established trees, plants and shrubs.

For someone looking for a property that has lots of character and lots of potential, we would highly recommend an internal viewing.



ENTRANCE HALL

LOUNGE 13' x 11'11 (3.98m x 3.63m)

KITCHEN 8'7 x 8'5" (2.61m x 2.56m)

2nd RECEPTION ROOM/4th BEDROOM 20'11 x 11'8" (6.38m x 3.55m)

WET ROOM 5'9" x 4'3 (1.75m x 1.29m)

BATHROOM 5'10 x 5'8" (1.79m x 1.72m)

BEDROOM 1 13'5" x 12'1 (4.10m x 3.68m)

BEDROOM 2 8'9 x 8'6" (2.67m x 2.59m)

BEDROOM 3 8'9" x 5'10" (2.67m x 1.79m)

GARAGE

PRIVATE GOOD SIZED GARDENS