

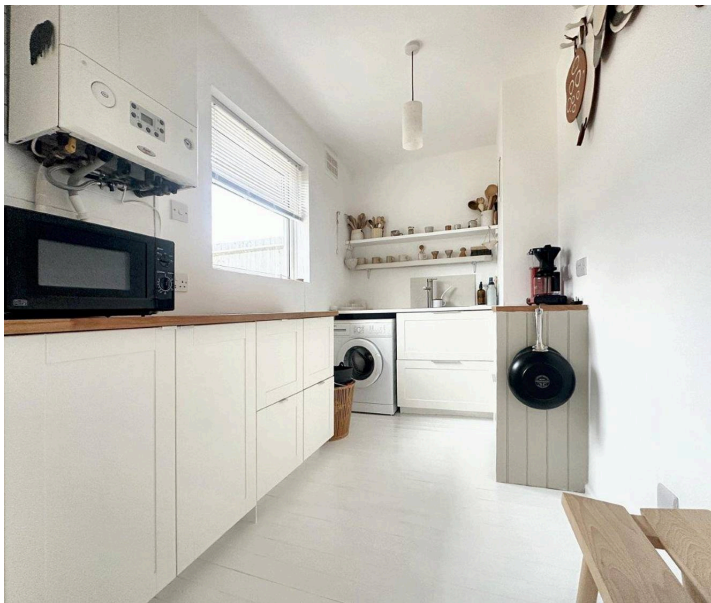


38 Findon Avenue, Saltdean, BN2 8RF

£385,000

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## 38 Findon Avenue

Saltdean

A beautifully presented, light and bright detached 3 bedroom bungalow located in a private road opposite an open green. The current owners have improved and maintained the property to a high standard.

The bungalow sits behind a secure boundary fence giving total privacy. The front door leads to an entrance hall which in turn leads to a bright open plan Kitchen/Dining room with views over the garden. The kitchen area is fitted with modern white kitchen with solid wood working surfaces and space for appliances and a wide window overlooking the west facing garden. The dining area has space for a table. The dining room then opens up into another reception room/bedroom. The room is currently used as another living room but could easily become a double bedroom. A modern fully tiled bathroom completes the internal accommodation.

Outside, the recently redesigned garden is west facing and very private. The garden has plenty of space to entertain and has shingle and decked areas with space for garden furniture. There is also a small garden area to the rear which has the benefit of a large timber build workshop/storage area with power and light.

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# 38 Findon Avenue

Saltdean

Improvements that have been made by the present owners include a new roof, new heating, a refitted Kitchen and Bathroom and light decoration throughout.

ENTRANCE HALL 8'10" x 3'8" (2.69m x 1.18m)

DINING AREA 12'11" x 10'7" (3.94m x 3.22m)

KITCHEN AREA 19'1" x 6'1" (5.81m x 1.83m)

RECEPTION ROOM/BEDROOM 11' x 9'4" (3.35m x 2.84m)

LOUNGE 17'2" x 8' (5.23m x 2.44m)

BEDROOM 9'9" x 7'7" (2.97m x 2.30m)

BEDROOM 8" x 6'5" (2.44m x 1.95m)

BATHROOM 8'1" x 6'8" (2.46m x 2.03m)

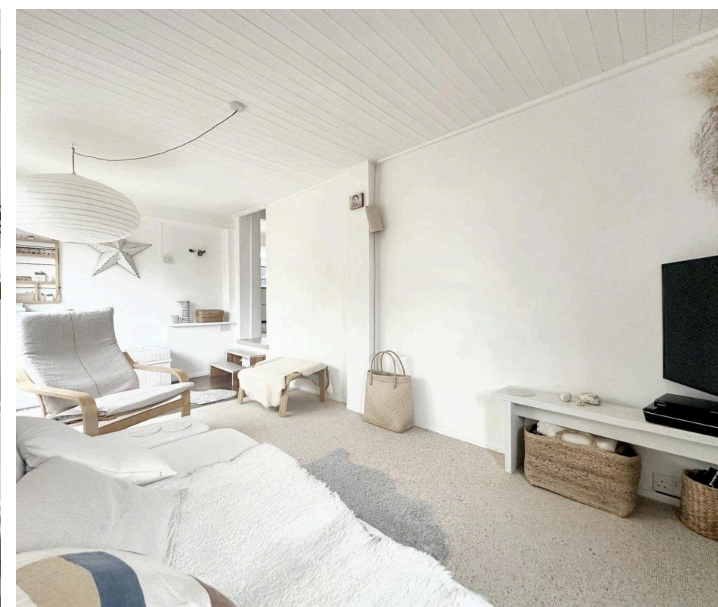
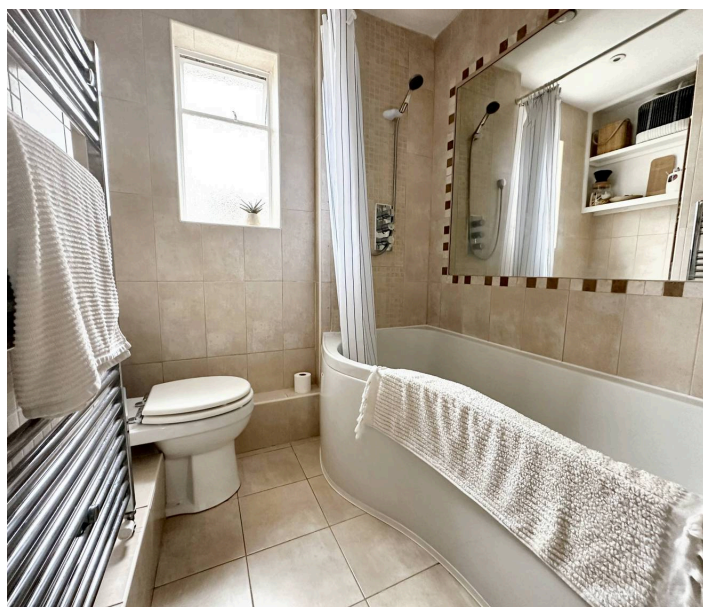
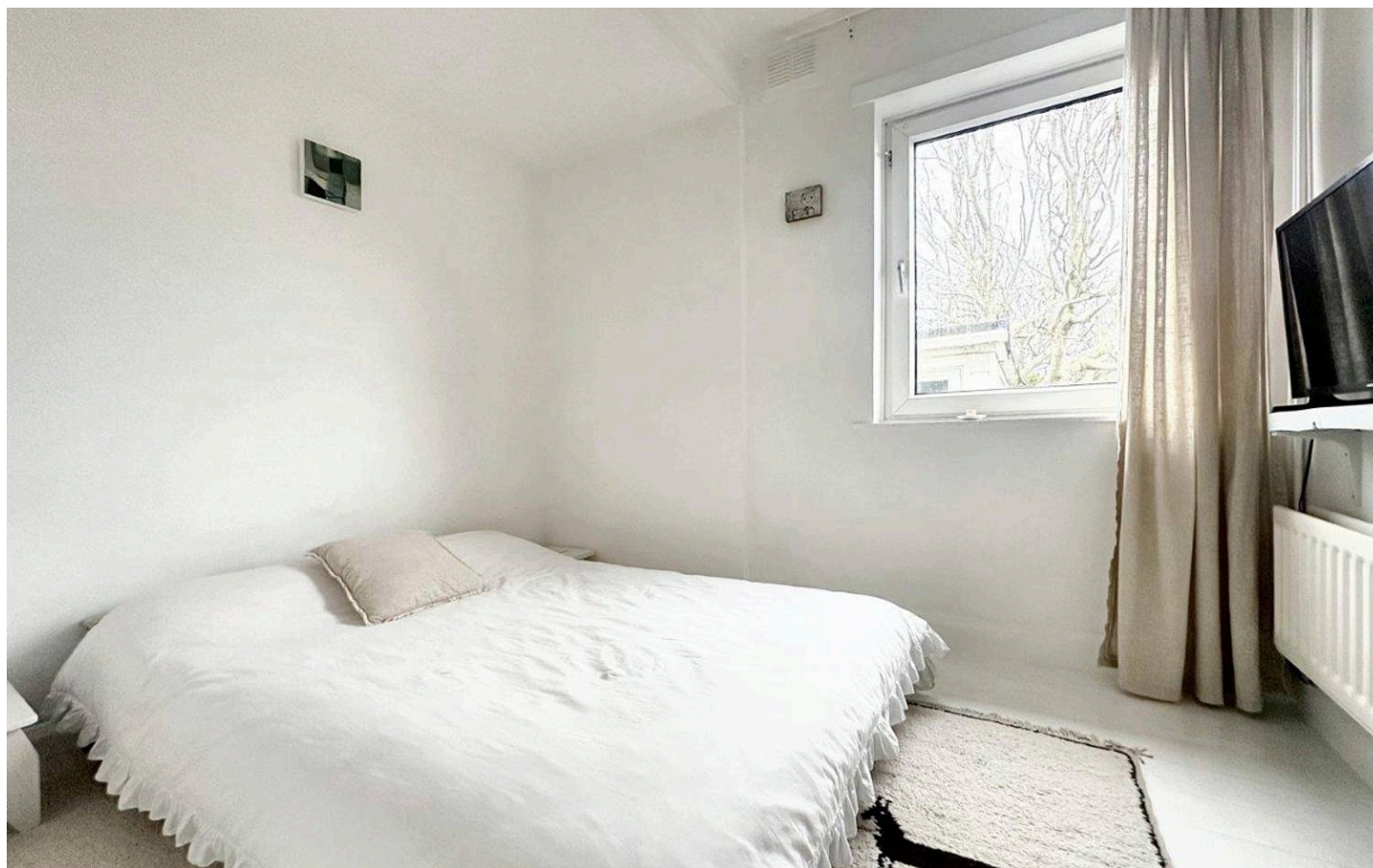
WORKSHOP 14' x 11' plus recess (4.28m x 3.35m)

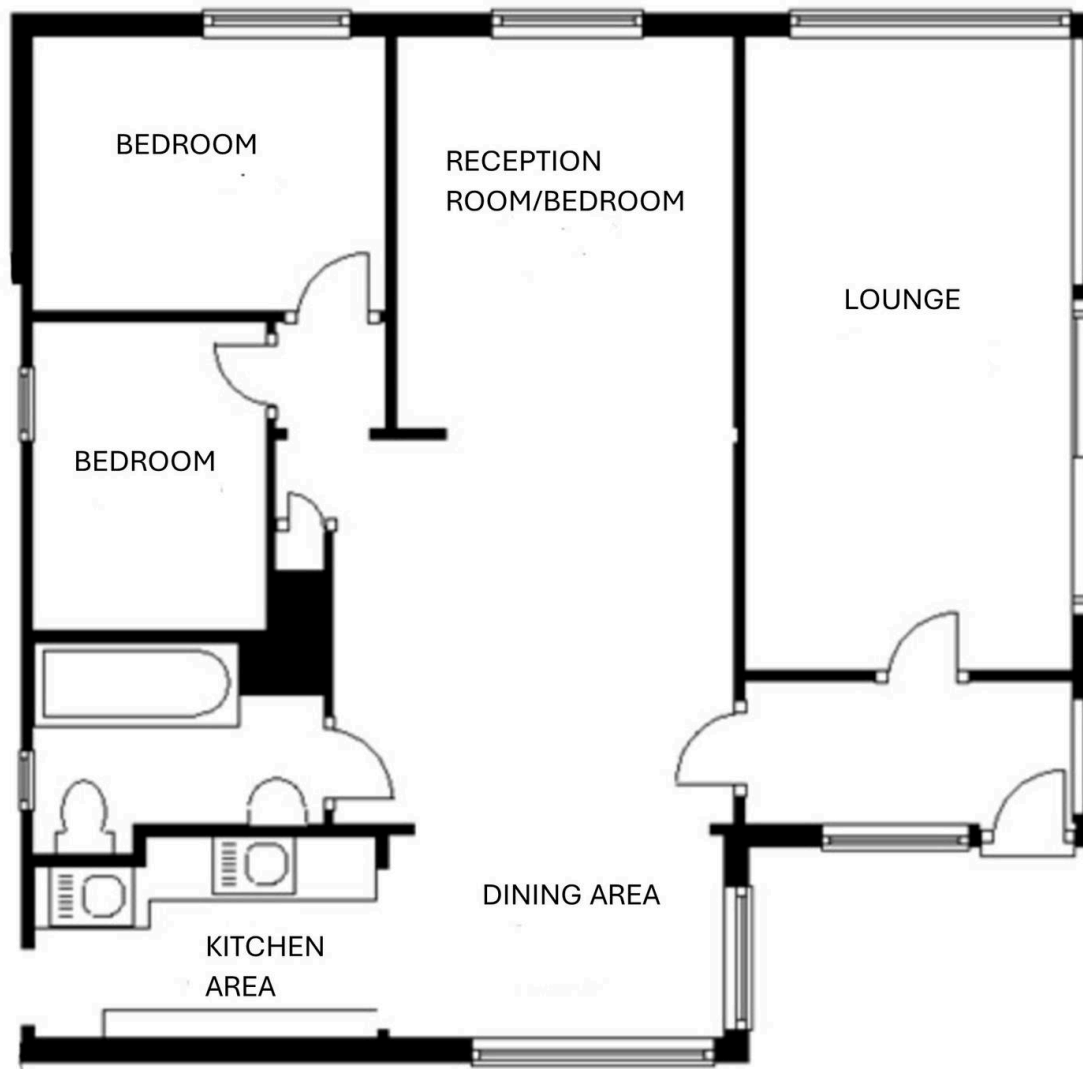
WEST FACING GARDEN

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





## Carruthers and Luck Sales and Lettings

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