



15 Cissbury Crescent, Saltdean, BN2 8EN
£750,000

CarruthersandLuck
SalesandLettings

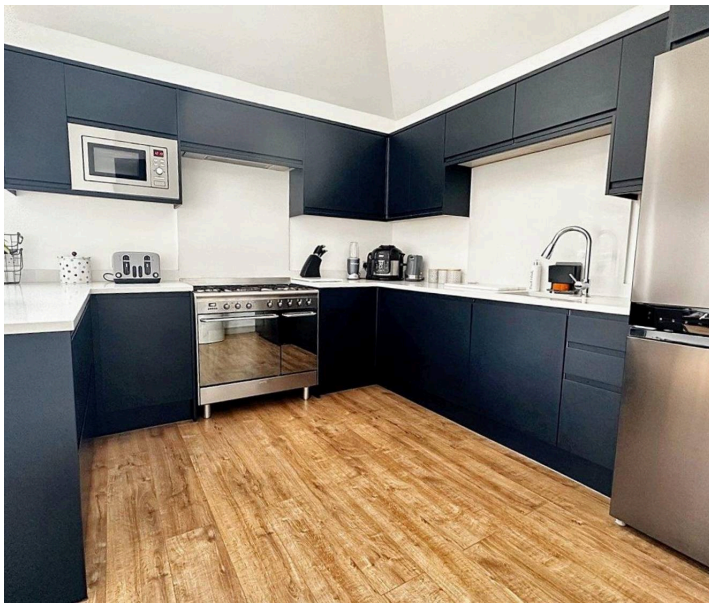


15 Cissbury Crescent

Saltdean

The property has been the subject of considerable improvement and extension over the last 2 years and the owners have created a fabulous home. The finish is of a high standard and there is really nothing to do.

The front door with attractive side screens incorporating the house number leads to the entrance hall with a galleried landing, high ceiling and attractive wooden floor. There are twin doors leading to the lounge which is a lovely square room with wood flooring and a wide picture window. Off of the lounge is a very useful study area and a Utility room with plumbing for a washing machine, space for a tumble dryer and plenty of storage cupboards. The units match those in the main Kitchen. From the lounge there is a raised mezzanine area with balustrade and stairs down into the fabulous Kitchen/Dining room. This room is a recently added extension that has a vaulted ceiling with LED lighting and two sky lights. Triple by-fold doors overlook the rear garden. The Kitchen area is fitted with a high spec deep blue (Navy) handleless Kitchen finished with a white solid quartz worktop. There are an extensive range of base cupboards and drawers and matching wall units with concealed lighting. There is a fitted stainless steel range cooker, built in microwave and space for a large fridge/freezer, integrated dishwasher. The attractive worktop continues round to form a deep breakfast bar area with space for kitchen stools. The dual aspect Dining area directly overlooks the rear garden.



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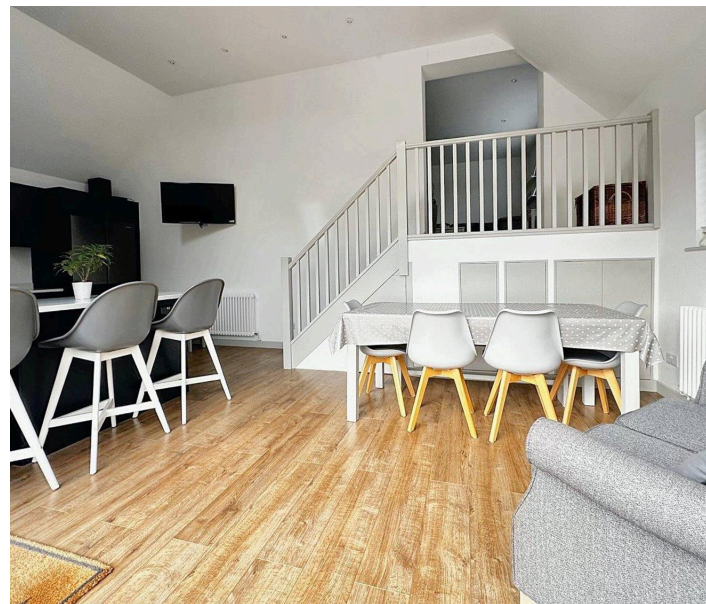
On the ground floor are two double bedrooms and a family bathroom, all newly fitted. An attractive staircase leads to the first floor galleried landing which with full ceiling height, looks back down into the main hallway. On the first floor are two further large double bedrooms each with En-suite shower rooms. The main bedroom has a dual aspect and some lovely views over Saltdean towards the Telscombe Tye and also benefits from a wide range of floor to ceiling built in wardrobes. The En-suite shower room is nicely finished with a large shower area with attractive tiling, a wash basin with cupboard below and a low flush wc. Bedroom two is also a dual aspect room and has its own En-suite Shower room with a matching suite to the other shower room.

The property is situated on a wide corner plot and has a nice wide frontage with extensive parking on a newly laid grey block paved driveway. To the right hand side of the house there is a good size lawn area that could be turned into additional parking for a caravan etc, or subject to permission could have a large garage built. The rear garden is a good size, newly laid to lawn with new closed board fencing to all three sides. A full width composite grey decked area provides a great space for entertaining having plenty of space for a table and chairs and additional garden sofa's etc. Outside LED lighting keeps the area well lit at night.

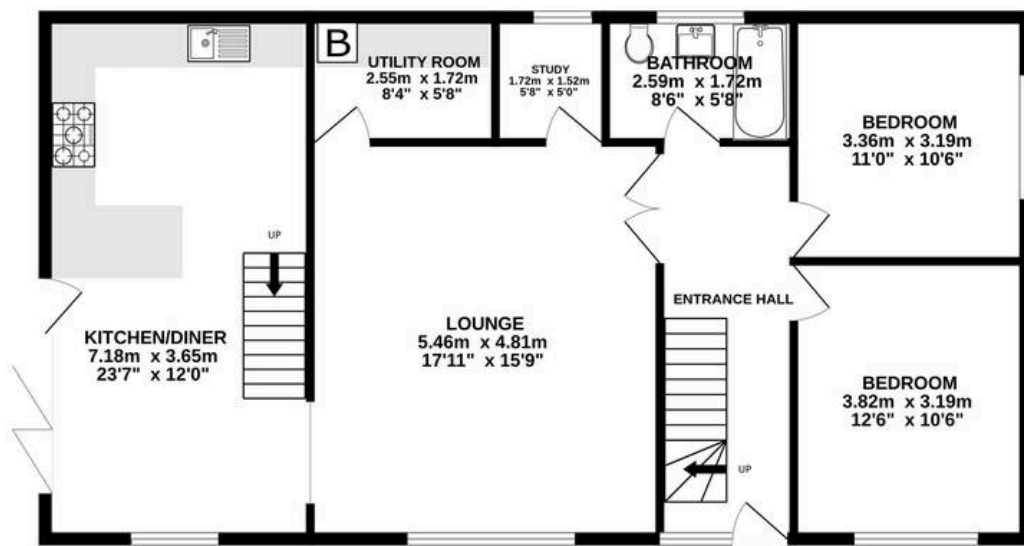
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR
96.9 sq.m. (1043 sq.ft.) approx.



1ST FLOOR
51.4 sq.m. (553 sq.ft.) approx.



15 CISSBURY CRESCENT SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 148.3 sq.m. (1597 sq.ft.) approx.

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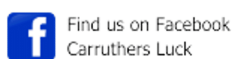
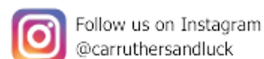
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