



39 Greenbank Avenue, Saltdean, BN2 8QS

Guide Price **£525,000**

Carruthers and Luck
Sales and Lettings



39 Greenbank Avenue

Saltdean

This 4 bedroom detached family home on its elevated position allowing fantastic views across Saltdean to open fields and the sea.

Through the front door is a porch area. Open the internal door to the living space and the bright spacious feel is clear to see straight away. A large west facing window allows light to flood through towards the end of the day. There is also a door onto a balcony with panoramic views across Saltdean, perfect for watching the evening sun sets. The living space benefits from a log burner perfect for those cosy winter nights. On to the kitchen diner, again a beautifully sized room for entertaining guests on those special occasions. The kitchen comprises of a range of high gloss white base cupboards and draws with wall cupboards to match. Also, a built in oven, and hob with space for other appliances completes the kitchen. In the dining room are two cupboards for storage.



Upstairs you will find 4 double bedrooms. Bedrooms one and two are both dual aspect and are fantastic sizes. Bedroom three is also dual aspect with a small walk in wardrobe and bedroom four has more than enough space for furniture. A bathroom completes the upstairs accommodation with its skylight above, shower cubicle, free standing bath, vanity unit, basin and wc. Downstairs you will also find another shower room to comprise of a shower, vanity unit, basin and wc.

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The rear garden is on separate levels. There is a patio, decked area, astro turf and lawn. Underneath the decked area are some modern feature lights to allow outside lighting. The property also benefits from side access to the front of the property. On the front there is an integral garage housing the boiler. An electric car charging point and a driveway with space for 2 cars.

PORCH 8'11" x 4'10" (2.72m x 1.47m)

TRIPLE ASPECT LOUNGE 25'8" max x 14'4" max (7.82m x 4.38m)

KITCHEN/DINING ROOM 25'7" max x 11'9" max (7.79m x 3.58m)

SHOWER ROOM 8'3" x 5'2" (2.51m x 1.57m)

DUAL ASPECT BEDROOM 1 11'7" x 11'5" (3.52m x 3.47m)

DUAL ASPECT BEDROOM 2 11'9" x 10'9" (4.13m x 3.28m)

DUAL ASPECT BEDROOM 3 13'6" x 7'11" (4.13m x 2.41m)

DUAL ASPECT BEDROOM 4 11' x 10'4" (3.35m x 3.15m)

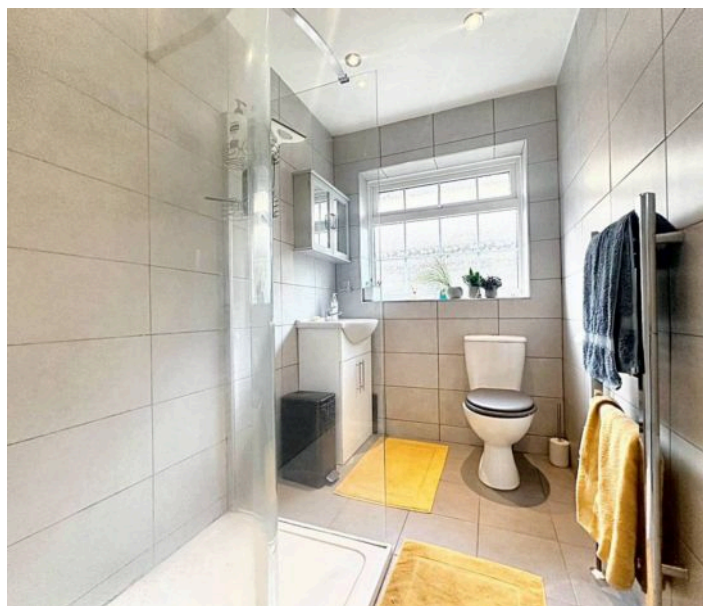
BATHROOM 10'5" max x 6'3" max (3.17m x 1.90m)

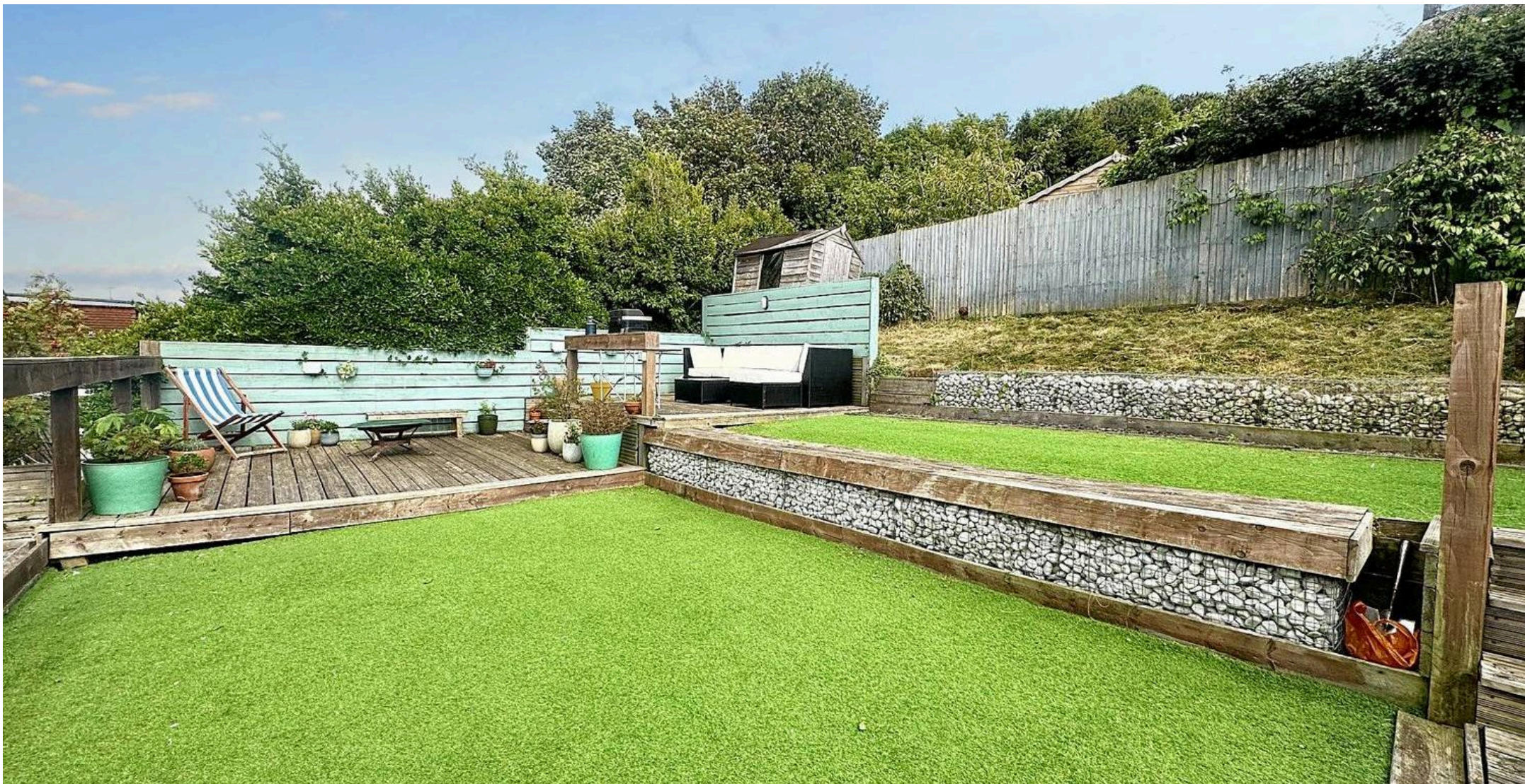
GARDENS

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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