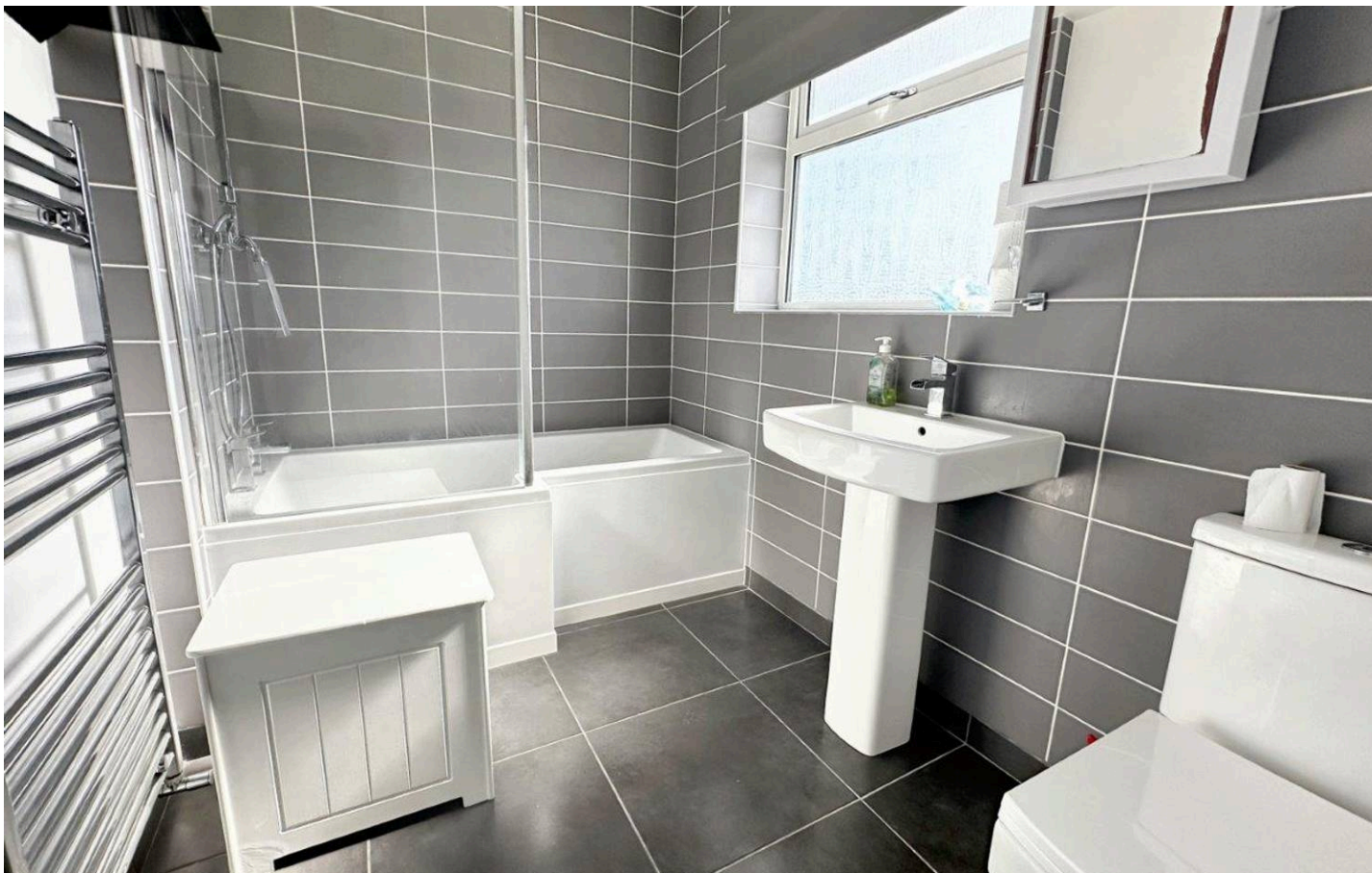




Flat 4, 69 Brambletyne Avenue, Saltdean, BN2 8EL

Auction Guide Price **£200,000**

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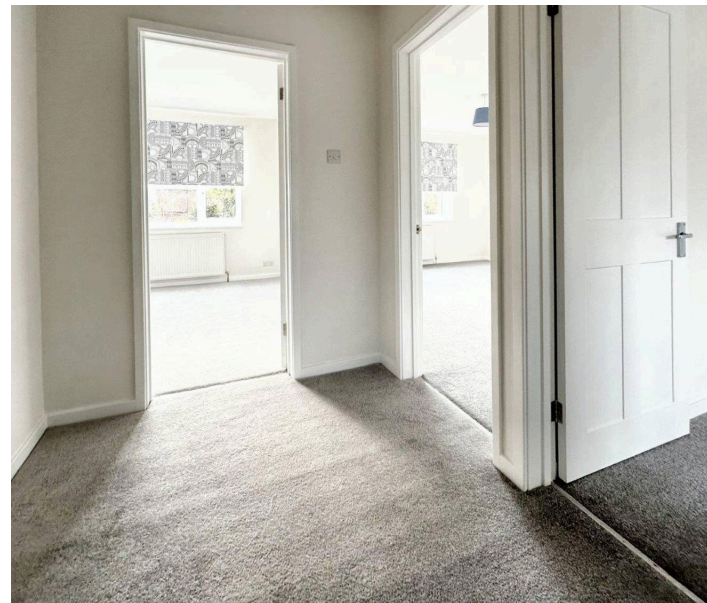


Flat 4, 69 Brambletyne Avenue

Saltdean

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000. A very well presented, bright and spacious first floor 2 bedroom flat located in a good area close all amenities and having the benefit of a garden and garage. The flat has recently been completely decorated and has new carpets throughout.

The hallway is a lovely size and creates the feeling of space for the whole flat. The hall has a built in cupboard and a hatch to the loft space. The lounge is a lovely bright south facing room and has some nice views over East Saltdean. There is a wall mounted electric fire and newly fitted blinds. The Kitchen is fitted with a range of modern cream coloured units on 3 walls with matching wall cupboards. There is a built in oven and hob, freestanding washing machine, tumble drier and dishwasher, all included in the sale. A further cupboard houses the modern gas boiler. The walls are attractively tiled and a window has views towards the downs. There are two good size double bedrooms and a modern white/grey bathroom with a 'P' shaped bath with shower over, pedestal wash basin, low level wc and attractive tiling to the walls and floor.



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Outside, there is a path to the front door and a gate to the garden which is south facing and is mainly laid to lawn with surrounding hedges. Another gate leads to the driveway with off road parking and access to the flats own garage.

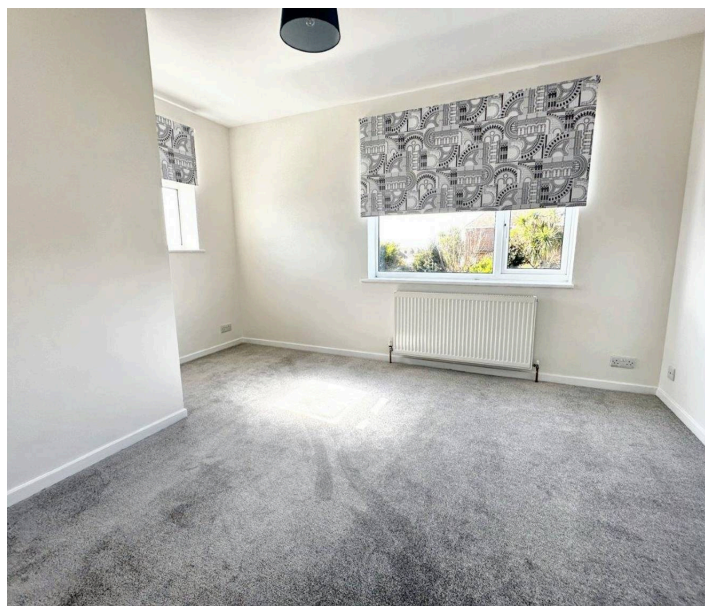
The flat is situated in a small block and comes with a long lease. Longridge Avenue with its various shops and cafes is a 5 minute walk. The seafront is around a 10 minute walk and has an excellent bus service providing frequent access to Brighton City Centre.

The flat is offered for sale with no chain.

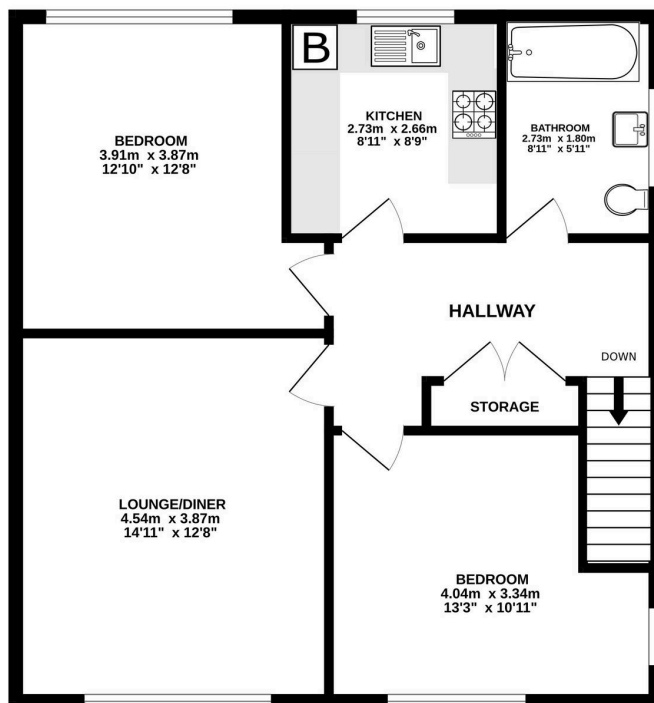
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D



GROUND FLOOR
66.7 sq.m. (718 sq.ft.) approx.



FLAT 4 69 BRAMBLETYNE AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 66.7 sq.m. (718 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Carruthers and Luck Sales and Lettings

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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



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