



38 Saltdean Drive, Saltdean, BN2 8SB

£725,000

CarruthersandLuck
SalesandLettings



38 Saltdean Drive

Saltdean

A fantastic opportunity to purchase a beautifully presented and versatile 4 bedroom detached house arranged over three levels and currently configured to include a fully self-contained annexe. The fully self-contained annexe which is currently rented out and provides the owner with a good income.

The property has been the subject of considerable improvement and extension by the present owner who has created a bright, spacious home with stunning views over Saltdean Park and to the sea from all principle rooms.

The front door leads to a spacious entrance hall with a feature turned staircase and wood floors. The kitchen is to the front and is fitted with a range of modern units with a wide range of base units, wall cupboards and a central island, all finished off with solid wood worktops. The kitchen has an integrated double oven, hob and dishwasher. Off of the kitchen is a useful utility area. A feature exposed brick wall with double doors lead through to a reception/dining room with full width bi-fold doors to a balcony with lovely views to the sea, park and over Saltdean.



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The property needs to be viewed internally to appreciate the space and condition.

ENTRANCE HALL

FAMILY/DINING ROOM 17' x 14'6" (5.18m x 4.42m)

BALCONY

KITCHEN 11'11" x 9'4" (3.63m x 2.84m)

UTILITY ROOM 7'9" x 3'1" (2.36m x 0.94m)

BEDROOM 1 14'5" x 10'5" (4.39m x 3.18m)

EN-SUITE SHOWER ROOM/WC

BATHROOM/WC

LOUNGE 22'10" x 14'5" (6.96m x 4.39m)

STUDY 18'9" x 6'10" (5.72m x 2.08m)

BEDROOM 2 12'6" x 10'5" (3.81m x 3.18m)

BEDROOM 3 13'11" x 11'3" (4.24m x 3.43m)

WC

ANNEXE 15'11" x 14'5" (4.85m x 4.39m)

Council Tax band: E

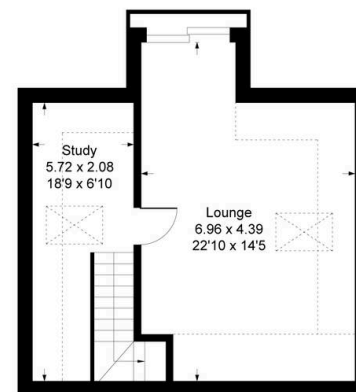
Tenure: Freehold

EPC Energy Efficiency Rating: C

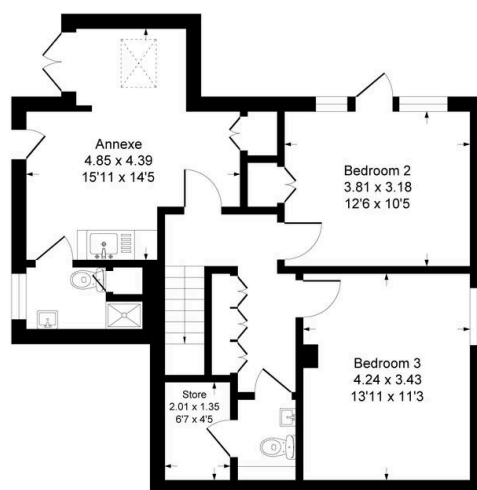


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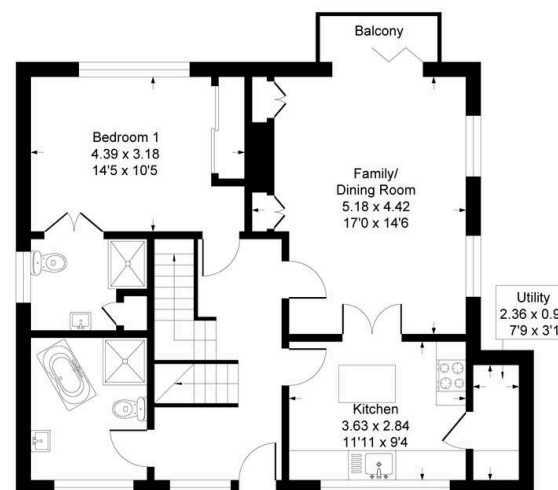
Approximate Gross Internal Floor Area = 180.96 sq m / 1948 sq ft



First Floor



Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

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