



76 Greenbank Avenue, Saltdean, BN2 8QQ
£495,000

CarruthersandLuck
SalesandLettings



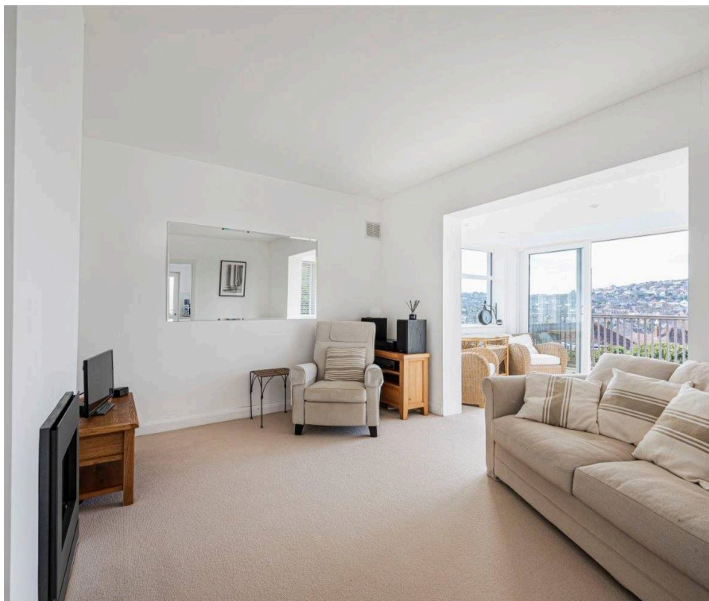
76 Greenbank Avenue

Saltdean

A very well presented detached 2 bedroom bungalow, boasting superb views of the picturesque countryside. The property offers a serene retreat, ideal for those seeking a peaceful lifestyle combined with modern conveniences.

Upon entering, you are greeted by a spacious hallway where light flows through from the bright and spacious living room, perfect for relaxing or entertaining guests. The living room is a very light and spacious room being triple aspect and having a feature ceiling lantern and wide doors that seamlessly open onto a sun deck, inviting natural light to illuminate the space and providing the perfect spot to enjoy the stunning views.

The kitchen is fitted with a range of modern shaker style units with light grey worktops, matching flooring and has a variety of base cupboards, drawers and matching wall units. The room also has a breakfast bar, a door to the side and French doors that open out onto a very private deck, a great place to start the day.



Carruthers and Luck
Sales and Lettings

76 Greenbank Avenue

Saltdean

The bungalow has two well-appointed bedrooms and a modern bathroom.

Embracing the beauty of nature, the west-facing rear garden creates a peaceful oasis for relaxation and outdoor enjoyment. Both front and rear gardens are well maintained. The front offers scope for a driveway, should somebody require one.

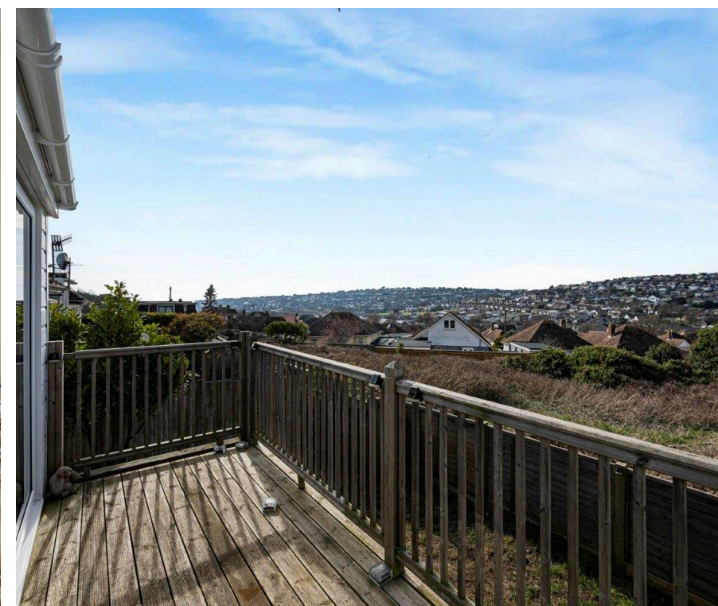
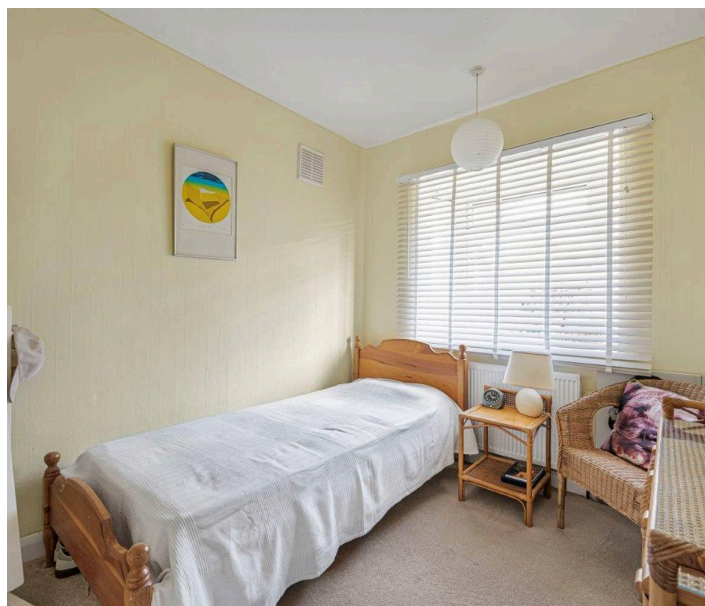
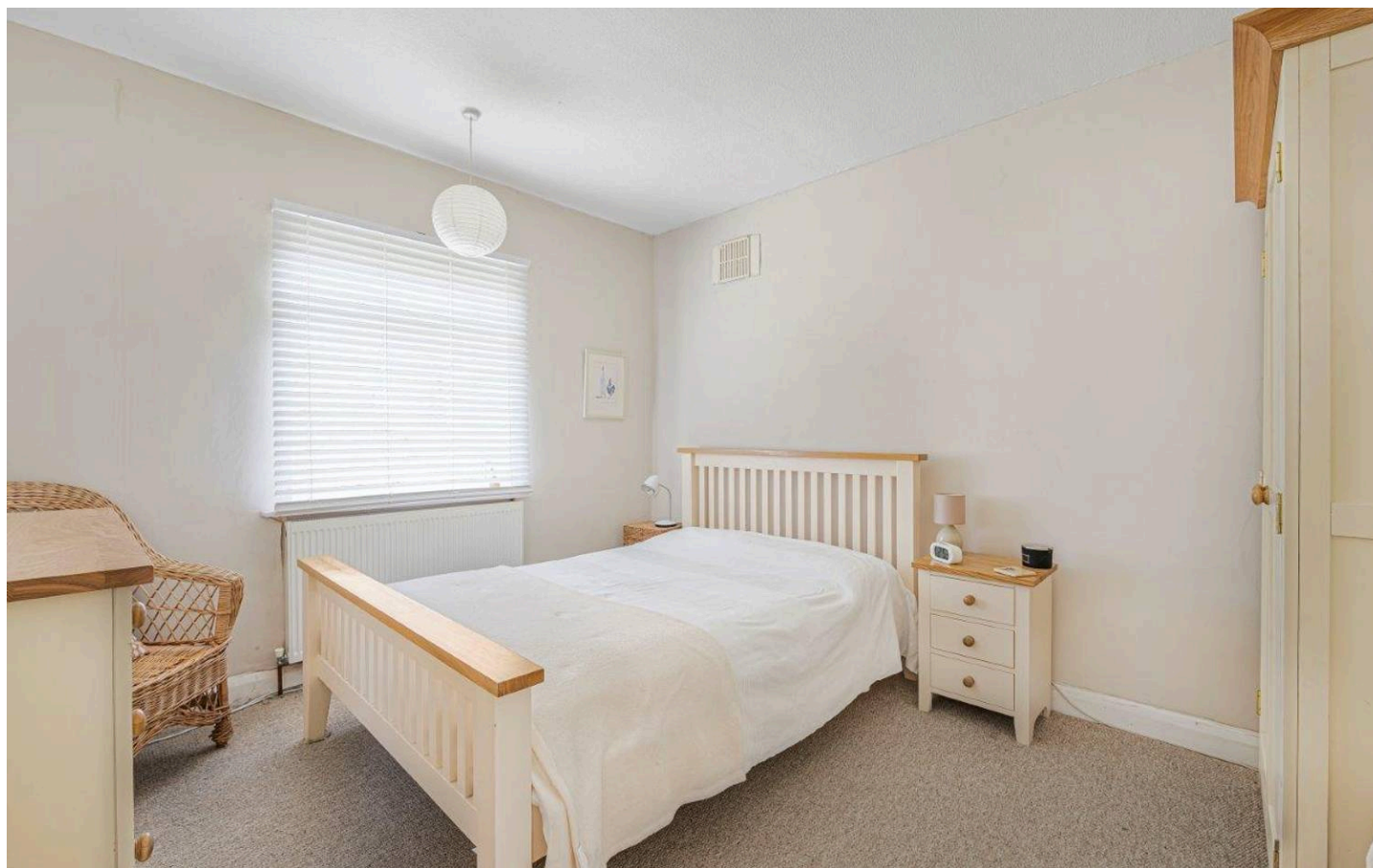
Conveniently located within half a mile of shops, residents enjoy easy access to a range of amenities for daily essentials and leisurely shopping trips. Additionally, the property is in proximity to an excellent bus service, providing seamless transportation links to Brighton City Centre and mainline railway station, 1 hour from London.

The present owner has improved and maintained the bungalow to a high standard to include maintenance free white composite cladding, modern central heating and double glazing. An internal viewing is highly recommended to appreciate the property fully.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



76 Greenbank AV, BN2 8QQ

Approximate Gross Internal Floor Area = 62.16 sq m / 669 sq ft

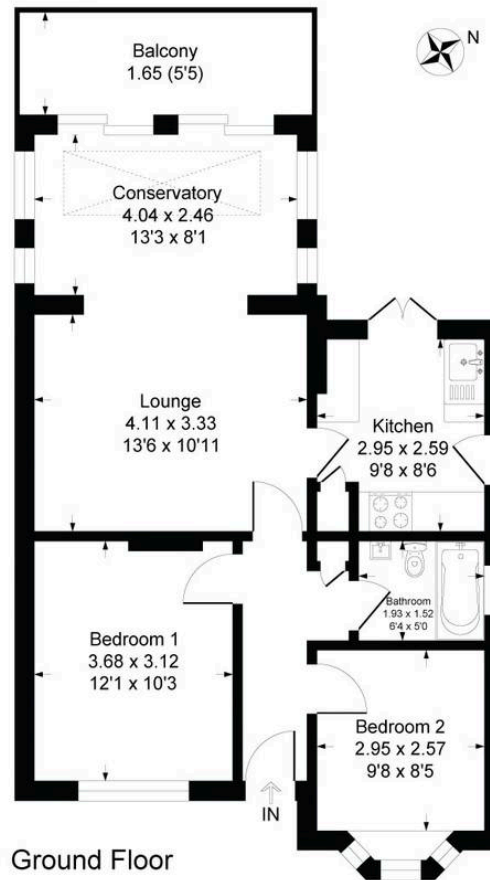


Illustration for identification purposes only, measurements are approximate, not to scale

Carruthers and Luck Sales and Lettings

233A South Coast Road, Peacehaven – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook
Carruthers Luck

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



CarruthersandLuck
SalesandLettings