



99a Cissbury Crescent, Saltdean, BN2 8RH
£545,000

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99a Cissbury Crescent

Saltdean, Brighton

A spacious and extremely well presented 4 bedroom semi detached house situated in a good road with lovely views to the sea and the Telscombe Tye. The current owners have extended and improved the property and have created a bright, spacious and modern home with a feature open plan living/kitchen that spans the rear of the property and has bi-fold doors to the rear garden.

The front door leads to an impressive 21' entrance hall which gives the house the feeling of space and includes a utility area with space for a washing machine and tumble drier. The owners have recently extended the ground floor creating a fantastic 27' x 20' open plan room with 3 defined areas being the kitchen, dining room and lounge. The kitchen has been extensively fitted with a wide range of modern white handleless units on two walls with a range of base cupboards and drawers with matching wall units and concealed lighting. A feature central island has more storage space and retractable power points. The kitchen is finished with a high quality white granite worktop and has a range of built in appliances to include an induction hob, twin ovens, fridge/freezer and dishwasher. There is a dining area that offers enough space for the largest of tables and the main living area, which has a feature modern real flame effect fire and bi-fold doors to the rear garden. The whole room is finished with an attractive porcelain tiled floor.



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Outside, the front garden has been paved with an attractive grey brick and provides parking for 2 cars. A wide side access leads to a private rear garden set out on 2 levels. The lower level has been laid with Astro turf for easy maintenance and has plenty of space for garden furniture. The rear garden has external power and light.

ENTRANCE HALL 21' x 8'1" (6.40m x 2.46m)

CLOAKROOM/WC

BEDROOM 4 15'4" x 8'1" (4.69m x 2.46m)

OPEN PLAN LIVING/KITCHEN/DINING ROOM 27'5" x 20'5" (8.38m x 6.24m)

FIRST FLOOR LANDING 9'9" x 8'11" (3.01m x 2.46m)

BEDROOM 1 14'7" x 11'8" (4.48m x 3.59m)

BEDROOM 2 12'5" x 11'10" (3.81m x 3.38m)

BEDROOM 3 10'1" x 8'2" (3.07m x 2.49m)

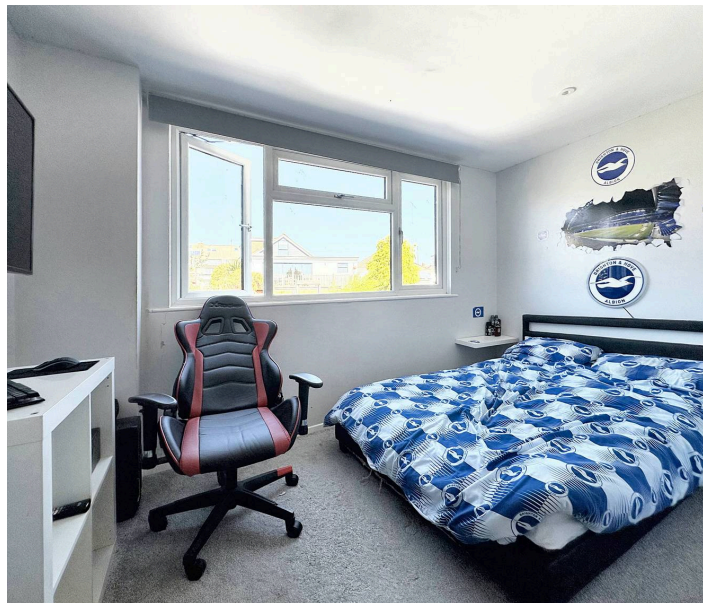
BATHROOM 8'4" x 8 (2.56m x 2.43m)

GARDENS

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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