



30 Chorley Avenue, Saltdean, BN2 8AQ
£685,000

CarruthersandLuck
SalesandLettings



30 Chorley Avenue

Saltdean, Brighton

Presenting a remarkable 4-bedroom detached house offering captivating views over Saltdean and the expansive sea beyond. Located in a great location close to local shops, schools and buses.

Upon entry, you are greeted by an impressive 26' entrance hall that sets the tone for the bright and spacious accommodation throughout. The house boasts two large reception rooms, both adorned with incredible views and one has bi-fold doors to a modern balcony with glass balustrades making the most of the views. The Kitchen is extensively fitted with oak fronted base cupboards and drawers with matching wall cupboards and finished off with quality black granite working surfaces. The kitchen has spaces for all appliances and space for a breakfast table. A Cloakroom/WC completes the accommodation on this floor. Stairs lead down to another spacious floor with 3 large double bedrooms, the main bedroom having 2 sets of fitted wardrobes and its own en-suite shower room. The 4th bedroom is now used as a Utility room but could be turned back to a 4th bedroom if needed.



Carruthers and Luck
Sales and Lettings

30 Chorley Avenue

Saltdean, Brighton

Outside, the property has a block paved driveway providing parking for 2 cars, and nicely presented front garden and a path leading to a good size rear garden with a level lawn area, large deck attracting the last of the sun and a large patio area. The garden has lovely views over Saltdean. The owners have also constructed a balcony off of the lounge that has space for a table and chairs and has some incredible views over Saltdean, the downs and to the sea. The balcony has a modern grey composite decked floor and glass balustrades.

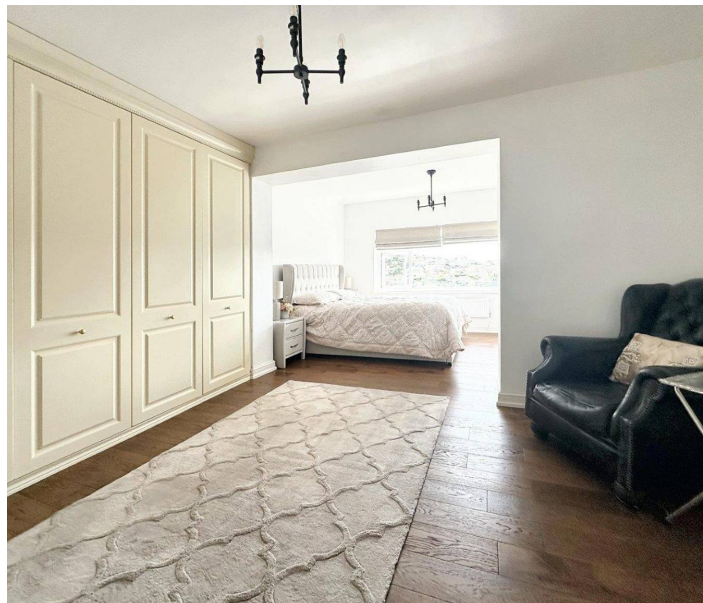
The current owners have invested a great deal of time and money into the house during their 15 years ownership to include complete modernisation, new boiler, new kitchen and bathrooms and high quality 'loft natural oak' flooring throughout. They have created a bright, spacious and modern home.

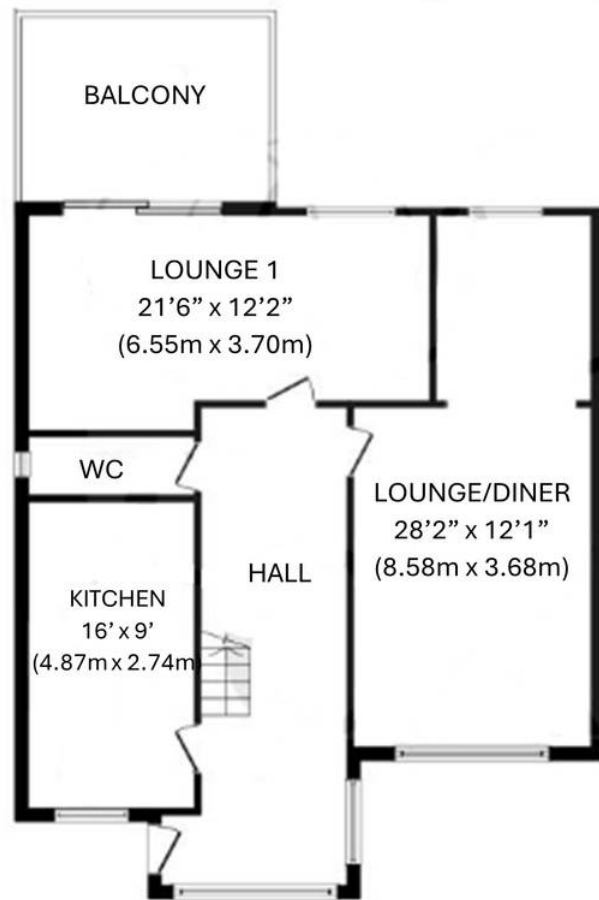
* The owner informs us that though the Annex area has no formal building certificate the council have written to the owner confirming that it is lawful and can remain.

Council Tax band: D

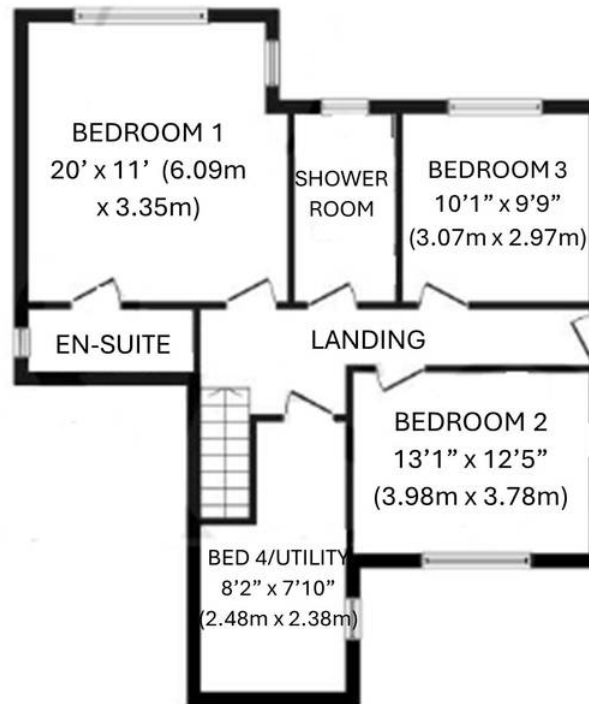
Tenure: Freehold

EPC Energy Efficiency Rating: D

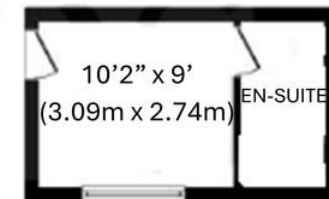




Ground Floor



First Floor



Annex

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
@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