



A opportunity to acquire this BRIGHT, THOUGHTFULLY DESIGNED AND BEAUTIFULLY presented THREE BEDROOM detached house benefiting from STUNNING SEA VIEWS to the South Downs and across Saltdean. The accommodation comprises FOUR SPLIT LEVELS of accommodation comprising ENTRANCE PORCH and ENTRANCE HALL, WESTERLY ASPECT LOUNGE leading to WEST ASPECT TERRACE with sea views, steps to SPACIOUS KITCHEN/DINING ROOM, CLOAKROOM, landing, contemporary BATHROOM, three DOUBLE BEDROOMS, EN SUITE SHOWER ROOM, LANDSCAPED FRONT GARDEN with FURTHER WEST ASPECT TERRACE, REAR GARDEN and PATIO AREAS, GARAGE, DOUBLE GLAZING, GAS CENTRAL HEATING, A MUST VIEW PROPERTY, EPC D.

- BRIGHT and THOUGHTFULLY DESIGNED
- THREE BEDROOM DETACHED HOUSE
- STUNNING VIEWS TO SEA AND SOUTH DOWNS
- WESTERLY ASPECT LOUNGE WITH TERRACE
- SPACIOUS KITCHEN/DINING ROOM
- BATHROOM, EN SUITE and CLOAKROOM
- LANDSCAPED GARDENS with TERRACE
- GARAGE
- DOUBLE GLAZED WINDOWS
- ABSOLUTE MUST VIEW PROPERTY





GROUND FLOOR

ENCLOSED ENTRANCE PORCH

Glazed to three sides, views to the sea and South Downs, tiled floor, door to:

ENTRANCE HALL

Understairs storage cupboard, ceiling spotlight, laminated wooden floor, radiator.

CLOAKROOM

Fitted with white suite comprising low level close coupled WC, wash hand basin with tiled splashback, wall mounted 'Worcester' boiler, tiled floor, radiator, double aspect, floor to ceiling frosted double glazed window, further double glazed window.

LOUNGE

West aspect double glazed picture window with stunning views to the sea and South Downs, door to SUN TERRACE, ceiling coving, feature living flame gas fire with stone hearth, laminated wooden flooring, radiator, stairs rising to:

KITCHEN/DINING ROOM

Fitted with a range of eye level wall cupboards and base cupboard and drawer units, marble effect work tops with tiled surround, stainless steel twin bowl single drainer sink unit with mixer tap, range oven with six ring gas hob, plumbed space for washing machine and dishwasher, space for fridge/freezer, recessed downlighting, tiled floor, upright radiator, four double glazed windows overlooking rear garden, double glazed patio doors to REAR GARDEN.

SPLIT LEVEL HALL

Floor to ceiling double glazed window, tiled floor and white washed exposed wooden flooring, radiator, stairs rising to FIRST FLOOR.

BATHROOM

Modern white suite comprising panelled L-shaped bath with mixer tap and shower attachment, further shower head over and screen to side, wash hand basin with mixer tap and cupboard under, WC with concealed cistern, recessed downlighting, mirror fronted medicine cabinet, tiled walls, tiled floor, chrome ladder style heated towel rail, double glazed window overlooking REAR GARDEN.

FIRST FLOOR

SPLIT LEVEL LANDING

Ceiling spotlights, exposed floorboards.

BEDROOM 1

West aspect double glazed windows with stunning views to the sea and South Downs, feature stepped drawer units to display shelf, white washed exposed floorboards, radiator.

BEDROOM 2

Two West aspect double glazed windows with stunning views to the sea and South Downs, ceiling spotlights, airing cupboard, white washed exposed floorboards, two radiators.

LANDING

Cupboard, laminated wooden flooring.

BEDROOM 3

Double aspect, two West aspect double glazed windows with views to the sea, double glazed doors to JULIETTE balcony overlooking REAR GARDEN, laminated wooden flooring, door to:

EN SUITE SHOWER ROOM

Fitted with white suite comprising tiled shower cubicle, wash hand basin with mixer tap and tiled splashback, low level WC, recessed downlighting, extractor fan, tiled floor, double glazed window overlooking REAR GARDEN.

EXTERNAL

FRONT GARDEN

West aspect professionally landscaped garden with views to the sea and South Downs, tiled terrace, lawn, borders, SUN TERRACE, side access to REAR GARDEN.

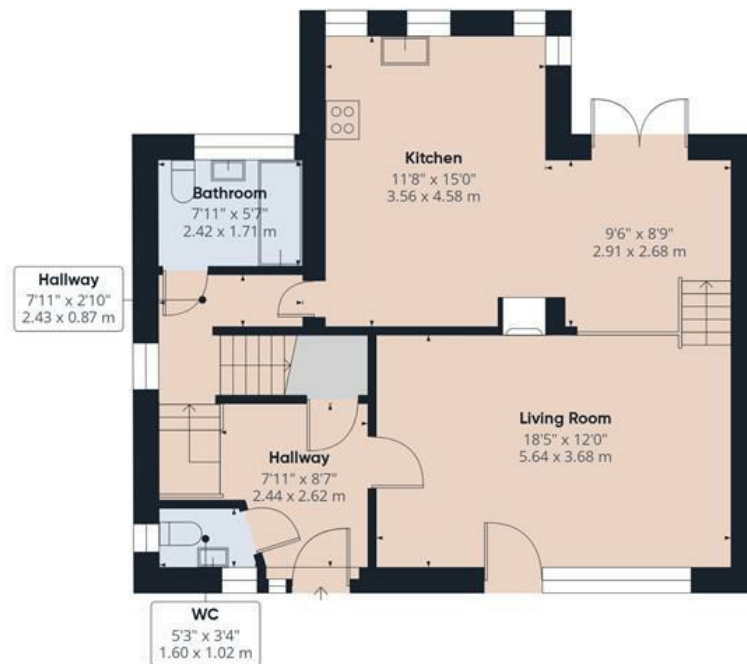
REAR GARDEN

Tiled terrace accessed from KITCHEN/DINING, steps up to lawn with views to the sea, side access.

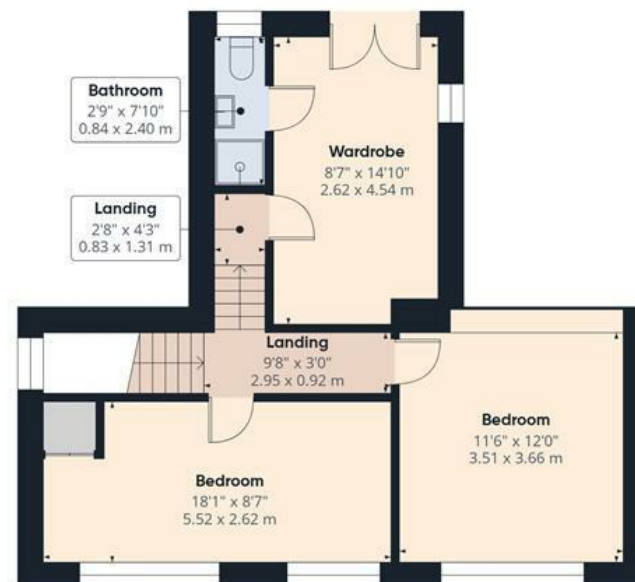
GARAGE

Hardstand in front, up and over door, power and lighting.

COUNCIL TAX BAND D - £2,338.06



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1202 ft²

111.6 m²

(1) Excluding balconies and terraces

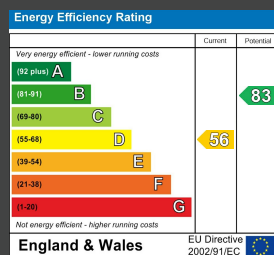
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: D

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

Email: sales@brices.co.uk

www.brices.co.uk

DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

brices
VIRTUAL VIEWINGS

brices
sales & lettings