



## Cissbury Crescent, Brighton

Asking Price  
**£575,000**  
Freehold

- FOUR BEDROOM, THREE BATHROOM
- SEMI DETACHED CHALET BUNGALOW
- GARAGE
- STUNNING SEA VIEWS
- NO ONWARD CHAIN
- RECENTLY RENOVATED THROUGHOUT

\*\*\*GUIDE PRICE: £575,000 - £600,000\*\*\*

Robert Luff & Co are delighted to bring to market this stunning four bedroom, three bathroom chalet bungalow located in Saldean. Cissbury Crescent is situated in a popular residential area in East Saldean with close proximity to the stunning South Downs National Park providing wonderful walks and outstanding views of the area. Local amenities are all within easy reach, Longridge Avenue with Co-op, laundrette, doctors, pharmacy, cafe, hairdressers and buses is within a short walk. Saldean primary school is located in Chillington Way. Bus routes are found on Longridge Avenue, Lustrells Vale and Saldean Vale and also on Marine Drive (A259 coast road), providing easy access in Brighton's main city centre (offering a variety of shops, bars and restaurants). Brighton's Mainline Railway Station is approximately 5 miles away.

Accommodation Offers; Lounge, separate kitchen, dining/family room, utility room, four double bedrooms, three bathrooms, garage and office/outhouse in the garden. Other benefits include; recently renovated throughout, sea views and no onward chain.

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## Accommodation

### Front Garden

Laid to lawn garden with steps leading to the front door

### Driveway

Driveway leading to garage with revolving door

### Lounge

Karndean tiled flooring, feature fireplace, built in storage

### Kitchen

Tiled flooring, mix of wall and base units, induction hob, built in oven, island with breakfast bar, wine fridge, dishwasher, wall mounted radiator

### Dining Room / Family Room

Tiled flooring, wall mounted radiator, bi-folding doors leading to rear garden, windows facing rear garden, sky light, door leading to utility room

### Utility Room

### Third Bedroom

Carpet flooring, windows facing front, built in storage cupboard

### Bedroom Two

Carpet flooring, bay window facing front, door leading to en-suite

### En-Suite

Tiled flooring, wall mounted radiator, vanity sink unit, shower

### Shower Room

Tiled flooring, under floor heating, walk in shower, vanity sink unit, WC, frosted window, heated towel rail

### Stairs Leading To First Floor

Door leading to storage

### Bedroom One

Carpet flooring, wall mounted radiator, double doors with stunning sea views, built in storage cupboards, doors leading to; walk in wardrobe & en-suite bathroom

### En-Suite Bathroom

Tiled flooring, dual basins, WC, free standing bath, heated towel rail, Velux window,

### Bedroom Four

Carpet flooring, wall mounted radiator, Velux window

### Agents Notes

Council Tax Band: C

EPC: TBC



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# Floorplan



Total area: approx. 168.6 sq. metres (1814.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.