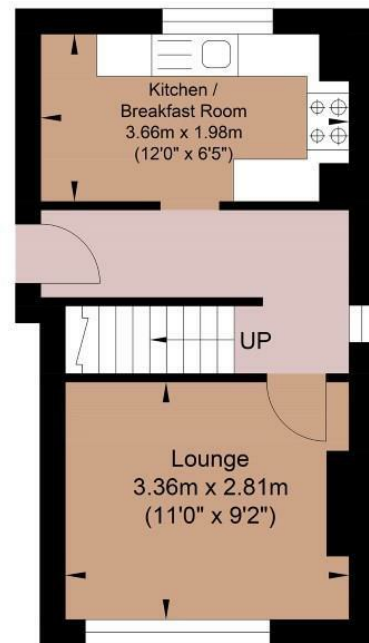


## Ardingly Road



First Floor  
Approximate Floor Area  
260.16 sq ft  
(24.17 sq m)

Second Floor  
Approximate Floor Area  
235.62 sq ft  
(21.89 sq m)



Approximate Gross Internal Area = 46.06 sq m / 495.78 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 495.78 sq ft

6a Ardingly Road, Saltdean, BN2 8EG

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £200,000-£225,000**  
**Leasehold - Share of Freehold**



## 6a Ardingly Road Saltdean, BN2 8EG

\*\*\* GUIDE PRICE £200,000-£250,000 \*\*\*

Rarely available in this location, this one-bedroom maisonette occupies the first and second floors of a converted detached house and has its own private garden. Situated close to the coast, it enjoys delightful sea views at the front and views towards Telscombe Tye at the rear. The property has off-road parking plus an attractive and manageable-sized rear garden with summer house, which would also lend itself to use as a home office. Inside has the feel of a mini house with lounge and kitchen/breakfast room downstairs and bedroom and bathroom upstairs, all finished with engineered oak flooring. Within close proximity to local shops on Longridge Avenue and frequent buses into Brighton, this is being sold with a share of the freehold and no onward chain.



### Approach

Tarmac forecourt with off-road parking for one car.

### Communal Entrance

Access to rear garden, stairs lead to first floor entrance.

### Entrance Hall

Engineered oak flooring, side window, stairs to second floor.

### Lounge

3.36m x 2.81m (11'0" x 9'2")  
Engineered oak flooring, large window to front with delightful sea views, feature fireplace.

### Kitchen/Breakfast Room

3.66m x 1.98m (12'0" x 6'5")  
Range of units at eye and base level, worktops with tiled splashbacks, folding pine breakfast bar, stainless steel sink with mixer tap, window to rear with views towards Telscombe Tye. Fitted oven, induction hob, spaces for appliances including dishwasher, 'Worcester' combination boiler, engineered oak flooring.

### Second Floor Landing

Engineered oak flooring.

### Bedroom

3.55m x 3.52m (11'7" x 11'6")  
Engineered oak flooring, Velux windows to front and rear with sea views from the front, walk-in wardrobe, eaves storage cupboards.

### En-Suite

Panel-enclosed bath with shower mixer tap and tiled splashbacks, wash hand basin with mixer tap, low-level WC, Velux window.

### Rear Garden

Accessed via shared walkway, mostly lawned with small trees and borders stocked with various flowers and shrubs. Summer house with power, light and wood floor. Fenced boundaries, gated access.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 57                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |

Council Tax Band: **A**

- Rarely Available in this Location
- One-Bedroom Maisonette
- Close to the Coast with Delightful Sea Views
- Sunny Garden (Southerly Aspect) with Summer House
- Off-Road Parking
- Light & Airy Interior
- Engineered Oak Flooring
- Share of Freehold with 993 Years Remaining on Lease
- Ideal Weekend Retreat or First Time Buy
- NO ONWARD CHAIN