

77 Cissbury Crescent, Saltdean, BN2 8RH

Offers Over **£563,000**

CarruthersandLuck
SalesandLettings







77 Cissbury Crescent

Saltdean

A beautifully presented detached house with 3 double bedrooms, 2 bathrooms and 2 large reception rooms. The property has been the subject of considerable improvement over the last 11 years and the owners have created a very comfortable modern home with some lovely features such as the immaculate rear garden, feature 24' Kitchen/Dining room and the property is in good decorative order throughout.

The front door leads to a spacious hallway with a cupboard. To the left is a south facing lounge that measures 24' in length and has a bright triple aspect making the most of the views towards the Telscombe Tye and the sea. The Kitchen spans the rear of the property and has doors leading out to the rear garden. The current owners have fitted a modern high gloss kitchen with an extensive range of base cupboards, drawers and matching wall units. The units are finished off with a recently installed quality worktop incorporating a breakfast bar. The dining area has space for a large table and overlooks the rear garden. A ground floor bathroom completes the accommodation on the ground floor.

CarruthersandLuck
SalesandLettings

77 Cissbury Crescent

Saltdean

On the first floor are 3 double bedrooms, the main bedroom having superb views to the Telscombe Tye and the sea. There is also a modern shower room on this floor.

Outside, the front provides ample off street parking and raised floor and shrub borders. The driveway gives access to the garage. A side path leads to the rear garden. The rear garden is a particular feature of the property and is beautifully maintained with lots of interesting area, places to sit and enjoy the sun and has well stocked but easy to maintain flower and shrub borders. The garden is mainly laid to lawn with boarder surrounding. Nearest the house is a wide patio area with space for garden furniture. To the rear of the garden is a large sun deck, again having space for a garden furniture and this area attracts the sun all day long. There is also a pergola which with the cover, provides valuable shade. A further deck to the right hand side is currently used as a BBQ area. The garden also has a useful shed and greenhouse.

Council Tax band: D

Tenure: Freehold

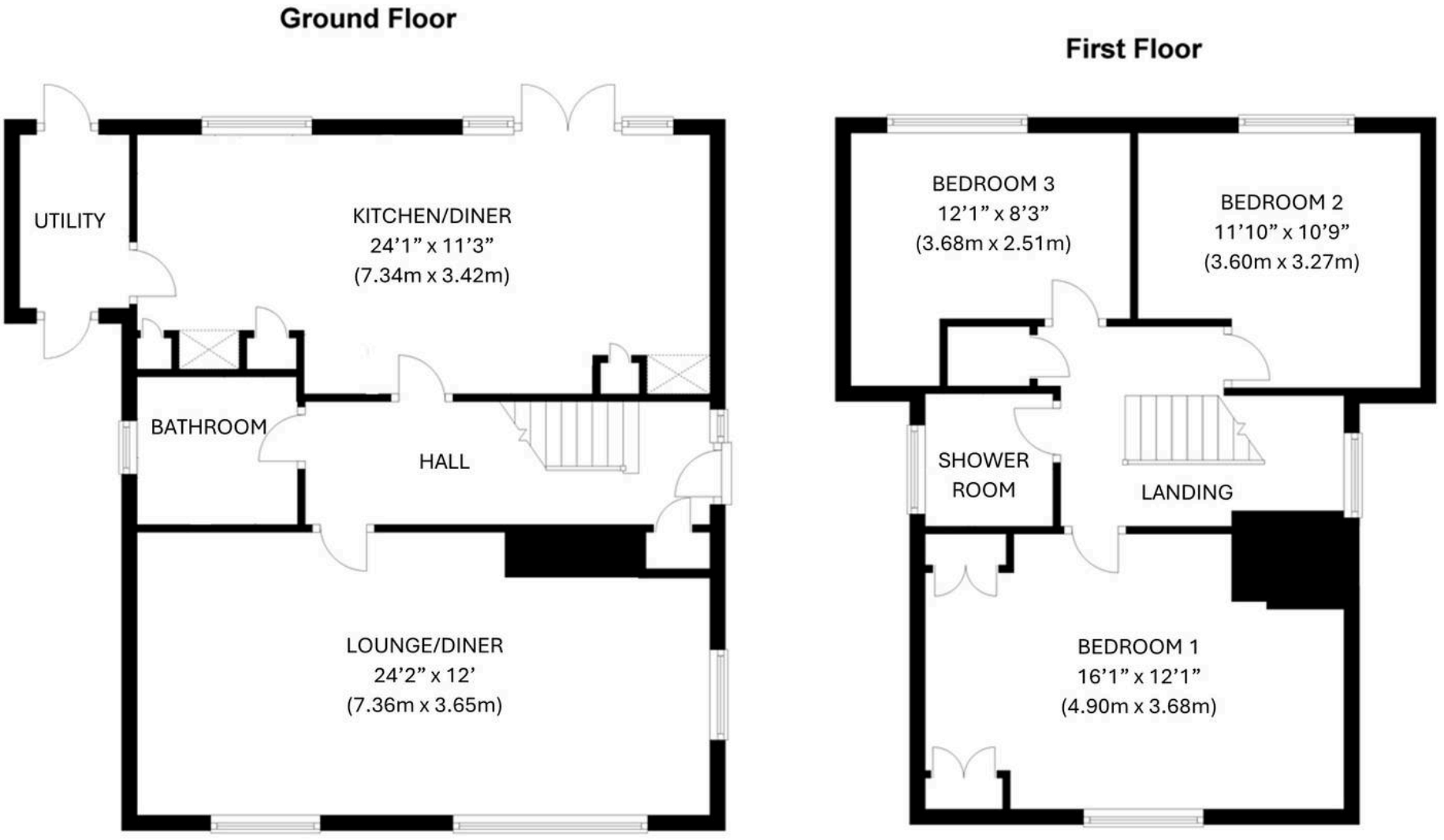
EPC Energy Efficiency Rating: D







CarruthersandLuck
SalesandLettings



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

arla propertymark PROTECTED

The Property Ombudsman

CarruthersandLuck SalesandLettings