



Flat 18 Curzon House Chichester Drive East, Saltdean, BN2 8LU
£205,000

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Flat 18 Curzon House

Chichester Drive East, Saltdean

Enjoying a prime seafront position with uninterrupted views of the sea and beach, this beautifully presented one-bedroom flat offers a rare opportunity to live in one of the area's most sought-after locations. The property is situated directly opposite a bus stop, providing swift and easy access to Brighton city centre, and is just steps from the entrance to the scenic undercliff walk, a popular café, and the inviting beach. Only 100 yards away, the newly restored Lido open-air swimming pool complex together with a new Cafe, Restaurant, Gym and library.

Inside, the flat is thoughtfully designed to maximise both space and comfort. The spacious lounge is a true highlight, featuring a generous bay window that frames panoramic sea views and floods the room with natural light, creating an inviting setting for relaxation or entertaining. The modern fitted kitchen is equipped with sleek built-in appliances and offers ample storage and worktop space and even has a small breakfast bar. The double bedroom provides a peaceful retreat, complete with built-in wardrobes for efficient storage and again has direct views to the sea. A contemporary shower room is finished to a high standard, with modern fixtures and fittings for added comfort and convenience. The property's layout is enhanced by a notably spacious 20-foot hallway.



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With no onward chain, this flat presents an excellent opportunity for first-time buyers, downsizers, or those seeking a seaside retreat with outstanding access to local amenities. The combination of prime seafront location, modern interiors, and easy connectivity to Brighton's vibrant city centre ensures this property stands out as a truly exceptional offering.

The block has lots of character being a 1930's art deco building and is offered with the benefit of a share of the freehold. Furthermore the property is offered for sale with no chain and has been previously rented out.

ENTRANCE HALL 20' in length (6.09m)

SOUTH FACING LOUNGE 16'4" x 10'10" (4.99m x 3.07m)

KITCHEN 9'8" x 7'1" (2.98m x 2.16m)

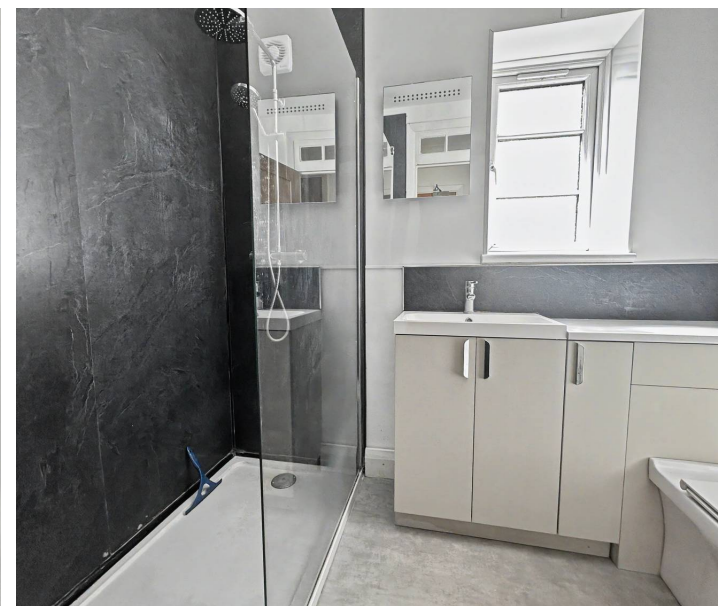
BEDROOM 10'8" x 9'4" (3.29m x 2.86m)

SHOWER ROOM 7'7" x 5'5" (2.34m x 1.67m)

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D





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