



Chichester Drive East, Saltdean, BN2 8LD
Asking Price Of £750,000



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Are you on the lookout for a spacious and versatile family home with great views? Look no further! We are pleased to present this superb three-storey semi-detached house situated in a great residential location.

Upon arrival, you will appreciate the walled front garden and driveway, providing parking space and a garage. As you step inside, you'll immediately notice the abundance of space and natural light throughout. The ground floor boasts a magnificent 25' kitchen dining room, complete with modern fittings, dining area, and windows overlooking the beautiful garden. The patio doors open up to a perfect sun trap for alfresco dining or simply enjoying the outdoors.

Adjacent to the kitchen is a spacious utility room, equipped with a sink, space and plumbing for a washing machine and dryer, cupboards for additional storage and useful work surface. This utility room also offers direct access to the garden as well as a convenient cloakroom. The lounge, featuring a charming box bay window and a feature fireplace, provides a cozy space for relaxation. Additionally, there is a useful office/bedroom on this level, which can be utilised according to your needs.





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Moving upstairs, the first floor comprises three double bedrooms and a well-appointed bathroom. Each bedroom offers ample space for furniture and personalisation. However, the true gem of this property lies on the second floor - the primary suite. This luxurious suite features an en-suite shower room, three skylight windows, a regular window, and patio doors leading to a Juliet balcony. From here, you can soak in the panoramic views of Saltdean and out to sea.



The west-facing rear garden is a true sanctuary for relaxation and enjoyment. Extending to approximately 65' x 38', it offers a raised patio area, a well-maintained lawn, hedges, and mature plants that provide privacy and tranquillity. Additionally, there is a secluded patio area and even an old WW2 air raid shelter, adding a touch of interesting history.

This property has been impeccably maintained by its current owners and is presented in immaculate condition throughout. The convenient residential location offers excellent transport links and is within walking distance of the beach, Saltdean Park, Saltdean Lido, local shops, bars, cafes, and takeaways. Its prime position ensures a desirable lifestyle for families and professionals alike.



Oakley

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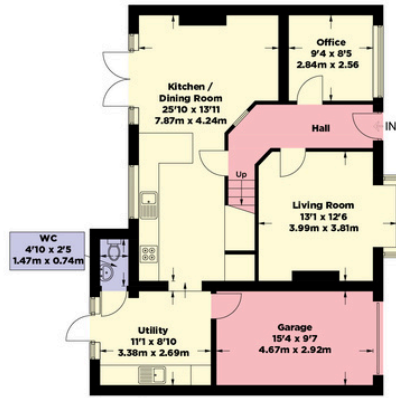


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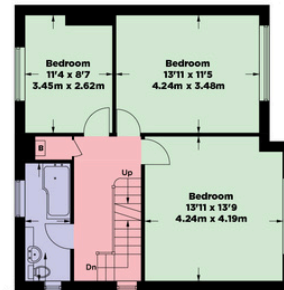
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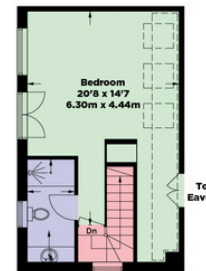
Site Plan



Ground Floor
899 sq ft / 83.5 sq m



First Floor
620 sq ft / 57.6 sq m



Second Floor
360 sq ft / 33.5 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE / LIMITED USE AREA) = **1877 sqft / 174.4 sqm**
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA) = **1816 sqft / 168.7 sqm**

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).
Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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Agents Notes
Tenure Freehold
Council Tax Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	76 C
39-54	E		
21-38	F		
1-20	G		



Please note:
These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley, the vendors or lessors and are NOT to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors, Oakley and any person who work in their employment do not have any authority to make or give any representation or warranty. The floor plan is for illustrative purposes only and the accuracy cannot be relied upon or guaranteed and no responsibility is taken for an error, omission or mis-statement. The total floor area shown has been taken from the EPC.

