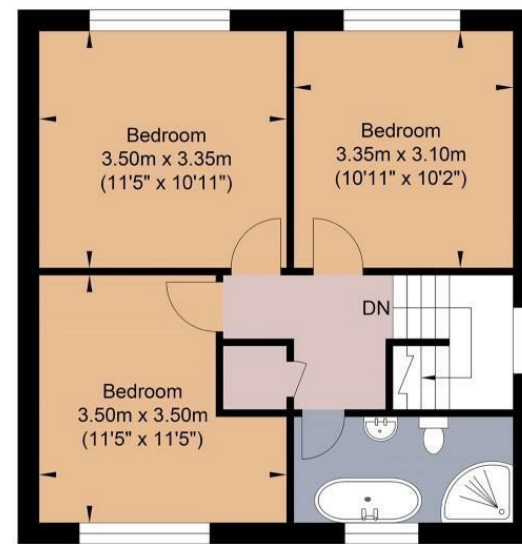
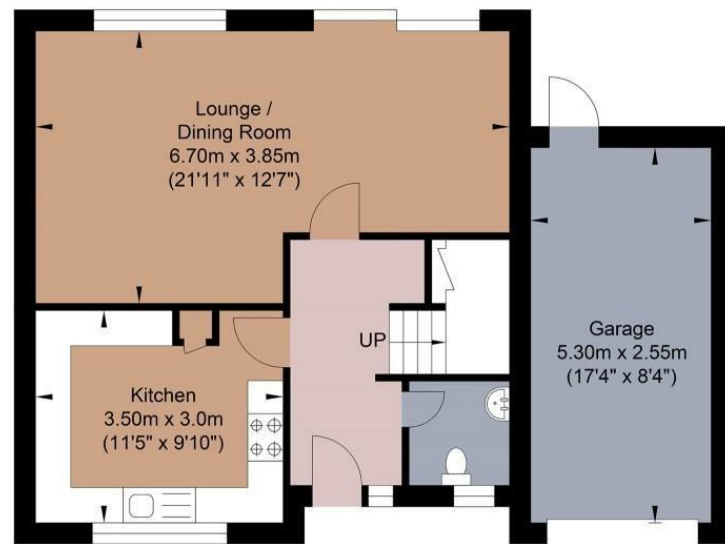


Hawthorne Close, Saltdean



Ground Floor
Approximate Floor Area
643.89 sq ft
(59.82 sq m)

First Floor
Approximate Floor Area
501.27 sq ft
(46.57 sq m)

Approximate Gross Internal Area = 106.39 sq m / 1145.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Total Area Approx 1145.17 sq ft

4 Hawthorn Close, Saltdean, BN2 8HX

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

£500,000 Freehold



4 Hawthorn Close, Saltdean, BN2 8HX

We are delighted to be able to offer as sole agent and with no onward chain this modern, link-detached family home which offers well-proportioned accommodation to include three double bedrooms and spacious full-width South-facing lounge/dining room. Hawthorn Close runs just off Saltdean Vale and is well positioned for ease of level walking distance to Saltdean Park, the Lido, seafront and nearby parade of local shops. A regular and reliable bus service into Brighton's city centre and Rottingdean village runs nearby. The property enjoys a flat, good sized South-facing rear garden with timber built workshop which connects to the garage. Potential to extend and garage conversion subject to the necessary consents.

Approach

Front garden laid to lawn with block paved pathway. Off road parking for one vehicle leading to garage with up and over door. Covered entrance with outside light and obscured double-glazed front door with full-height side panel, opening into:

Entrance Hall

Turning staircase ascending to first floor with storage area under. Radiator, covered ceiling, wood laminate flooring, directional ceiling lights, wall-mounted intruder alarm and doors through to kitchen, lounge/dining room and further door through to:

Downstairs WC

High level obscured double-glazed window to front, pedestal hand wash basin, part-tiled splashback, low-level WC, wood laminate flooring and covered ceiling.

Kitchen

3.50m x 3.0m (11'5" x 9'10")

Double-glazed window to front overlooking front garden, fitted kitchen comprising matching wall and base units to include integrated fridge freezer, eye-level oven and grill and display unit. Roll-edged work surfaces with part tiled splashbacks extend to include a 5-ring gas hob with extractor over and stainless steel splashback and one and a half bowl stainless sink with mixer tap and drainer. Covered ceiling, directional spotlights on track, ceramic tiled floor, space and plumbing for washing machine and dishwasher, cupboard housing Alfa boiler.

Lounge/Dining Room

6.70m x 3.85m (21'11" x 12'7")

Double-glazed window to rear overlooking rear garden with fitted vertical blinds and double-glazed French doors with fitted vertical blinds opening onto rear garden. Covered ceiling, wood laminate flooring, and two double radiators.

First Floor Landing

Obscured double-glazed window to side, covered ceiling, airing cupboard with hot water tank and slatted shelving for storage. Doors to all 3 bedrooms, hatch offering access into insulated loft space and door through to:

Bathroom

Obscured double-glazed window to front, three piece white bathroom suite comprising double ended panel enclosed bath with Victorian style mixer taps and hand held shower attachment, pedestal wash hand basin and low-level WC, part-tiled surround and further shower enclosure with thermostat shower and hand-held shower attachment on riser. Covered ceiling with inset downlighters, laminate flooring, heated towel rail.

Bedroom

3.35m x 3.10m (10'11" x 10'2")

Double-glazed window to rear overlooking rear garden with radiator under and covered ceiling.

Bedroom

3.50m x 3.35m (11'5" x 10'11")

Double-glazed window to rear overlooking rear garden with radiator under and covered ceiling.

Bedroom

3.50m x 3.50m (11'5" x 11'5")

Double-glazed window to front overlooking front garden and countryside views over rooftops, radiator under and covered ceiling.

Rear Garden

Fence enclosed rear garden laid to lawn with timber decked area, pathway to side of property and gate to front. Timber built workshop with access from the garden and also the rear of the garage.

Garage

5.30m x 2.55m (17'4" x 8'4")

Garage with up and over door to front with power sockets, lighting, electric fuse box, electric and gas meters.



- Link-Detached Family Home
- 3 Double Bedrooms
- 21'11" x 12'7" Lounge/Diner
- South-Facing Rear Garden
- Timber Built Workshop
- Garage Offering Conversion Potential
- Quiet Tucked Away Cul-de-sac Position
- No Onward Chain
- Downstairs Cloakroom
- Level Access to Shops, Park & Seafront

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
42	
England & Wales	EU Directive 2002/91/EC