

Cranleigh Avenue, Saltdean, BN2 7GT

Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft
Studio = 9.6 sq m / 103 sq ft
Total = 166.4 sq m / 1791 sq ft



Total Area Approx 1688.00 sq ft

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6 Cranleigh Avenue, Rottingdean, BN2 7GT

£895,000 Freehold



Approach
Paved driveway with brick-edged steps up to lawned front garden, paved and covered entrance porch and part-glazed UPVC front door.

L-Shaped Entrance Hall
Oak-effect flooring, glazed crittal window through to kitchen, turning staircase to first floor with double glazed window to front and understairs storage cupboard.

Open-Plan Kitchen/Dining/Family Room
L-shaped room with double aspect, comprising:

Kitchen/Dining Room

7.43m x 3.37m (24'4" x 11'0")
Double glazed window overlooking rear garden. Shaker-style drawer units with rose gold handles, marble work surfaces and upstands including central island with drawer storage, ceramic hob and one-and-a-half bowl under-mounted sink with rose gold mixer tap. Integrated dishwasher, integrated 'Bosch' double oven, vertical column radiator, inset LED downlights and porcelain tiled floor which extends through sliding door into utility room. Dining area has an open fireplace with Oak beam mantel, inset LED downlights and engineered Oak-effect flooring which extends through to:

Family Room

5.09m x 3.41m (16'8" x 11'2")
Triple aspect with bi-fold doors onto rear garden and floor-to-ceiling double glazed windows to either side, glazed roof light, inset downlights and vertical column radiator.

Utility Room

Accessed via obscure glazed sliding door from kitchen. Double glazed window and obscure glazed UPVC door with cat flap to rear garden. White flat-front wall and base units, white work surface with inset single bowl stainless steel sink and drainer, and space for American-style fridge/freezer. 'Vaillant' combination boiler, porcelain tiled floor, inset downlights and door into:

Shower Room

Double shower cubicle with sliding glass doors, metro-tiled surround, rainfall shower head and hand-held shower attachment on riser; wash hand basin with mixer tap and low-level WC. 'Jack and Jill' doors to Utility Room and:

Bedroom 4

3.07m x 2.05m (10'0" x 6'8")
Double glazed window to front, vertical column radiator, inset downlights, neutral carpet and door to Entrance Hall.

Lounge

4.53m x 3.40m (14'10" x 11'1")
Dual aspect with double glazed windows to front and side with sea views, fireplace with Oak beam mantel, neutral carpets, coved ceiling and ceiling rose.

First Floor Landing

Galleried with double glazed window to front and access to loft space.

Bedroom 1

4.54m x 3.43m (14'10" x 11'3")
Two double glazed windows overlooking rear garden with easterly sea views, two radiators, inset downlights and neutral carpet.

Bedroom 2

4.32m x 3.41m (14'2" x 11'2")
Dual aspect with double glazed windows to front and side with westerly sea views, radiator and inset downlights (this room originally had an en-suite).

Bedroom 3

3.40m x 2.87m (11'1" x 9'4")
Double glazed window overlooking rear garden with easterly sea views, radiator, inset downlights and neutral carpet.

Bathroom

Obscure double glazed window to front. Freestanding double-ended bath with waterfall mixer tap and fully-tiled shower cubicle with glass door, rainfall shower head and hand-held shower attachment on riser. Wall-mounted shelf with conical counter-top wash basin with waterfall mixer tap, further wall-mounted shelf below and raised back-to-wall WC with concealed cistern. Heated towel rail, inset downlights, part-tiled walls and luxury vinyl tile flooring.

Rear Garden

Decked patio area with composite boards, further patio area with feature white pebbles, outside lights, walled and fenced boundaries and side return with space for storage sheds leading to door to rear of garage. Lawned garden with mature shrub and Palm planting and feature white pebble pathway leading to:

Garden Room / Home Office

3.56m x 2.71m (11'8" x 8'10")
Timber log cabin with two double glazed doors and window to front plus decked veranda onto garden, internet point and phone line.

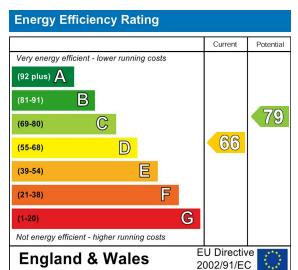
Garage & Store

4.84m x 2.56m (15'10" x 8'4")
Electric roller door and rear area for storage, with power and lighting.



- Detached
- Four/Five Bedrooms
- Open-Plan Living Area
- Second Reception
- Stunning Sea Views
- Separate Utility Room
- Two Bathrooms
- Off-Road Parking
- Garage & Store
- Garden Studio / Home Office

Council Tax
Band: E



The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract.

John Hilton