

3 Abbotsbury Close, Saltdean, Brighton, East Sussex, BN2 8SR

Offers Over £430,000

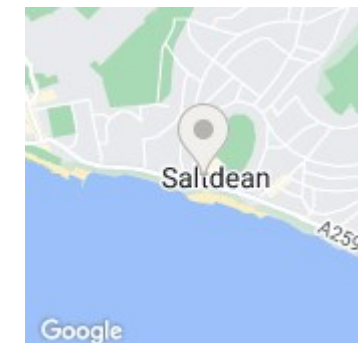
Council Tax Band: D



This is a wonderful opportunity to acquire this DECEPTIVELY SPACIOUS and VERSATILE, town house, which is situated close to Saltdean park, and within a stones throw of the Saltdean Lido swimming pool. The main coast road is on the doorstep which gives easy access to Saltdean Beach , the bus routes into Brighton and Saltdean's STUNNING UNDERCLIFF WALK. This delightful home is being sold CHAIN FREE. The VERSATILE ACCOMMODATION is currently arranged as a GROUND FLOOR ANNEX , with a living area, DOUBLE bedroom , shower room and its own PATIO GARDEN .The first floor has a WELL PROPORTIONED KITCHEN and a SPACIOUS LOUNGE/DINING ROOM. From The lounge end there is a door giving access out into the SOUTH FACING GARDEN. On the top floor there are two further DOUBLE BEDROOMS and a FAMILY BATHROOM. From the master bedroom there are beautiful SOUTHERLY VIEWS over the ENGLISH CHANNEL. Outside is a blocked paved driveway, which can accommodate the parking of several vehicles.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |