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**Any floor plans shown are for identification purposes only and are not to scale**  
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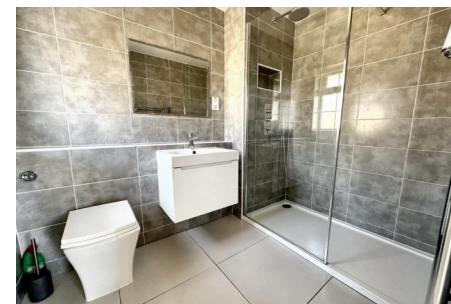
# C&L

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**13 Bevendean Avenue, Saltdean, BN2 8LR**

**EPC : C**

**£650,000**



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We are pleased to have been asked to market this spacious and very well presented detached 4 bedroom home located in a good road on the West side of Saltdean close to local shops and an excellent bus service providing frequent and easy access to Brighton City Centre.

The house offers bright and spacious accommodation and has recently been redecorated and carpeted in neutral colours, so is ready to move into and enjoy.

The composite front door leads to a spacious hallway with wood flooring. The South Facing Lounge with a bay window overlooks the front garden. There is a separate dining room with sliding patio doors to the rear garden. The Kitchen is a nice size and fitted with a range of modern high gloss base cupboards and drawers finished with a solid wood working surface. Matching wall cupboards with attractive splashback tiling below. There is a useful breakfast bar area with space for kitchen stools. The ceiling has LED lighting and there is a window overlooking the rear garden. The Kitchen also has a range cooker, and an integrated dishwasher and fridge. In addition to the kitchen, there is Utility room with a range of cupboards and drawers, space for a washing machine, integrated fridge, a door to the rear garden and another door giving access to an outside store area and door to into the double garage. A ground floor cloakroom/wc completes the ground floor accommodation.

On the first floor is a spacious landing with a hatch to the roof space. The main bedroom is south facing and has an En-suite Shower room. The other three bedrooms are all double rooms and have a nice outlook. The modern bathroom has a white suite with a panelled bath with shower over, wash basin and low level WC.

Outside there is a double width driveway providing access to twin garages, both with power and light. The front garden is laid to lawn and a side path takes you around into the rear garden. The rear garden is extremely private and is laid to lawn and has established shrubs and hedges. There is also a full width paved patio area.

The house is well situated being close to both Longridge Avenue and Lustrells Vale, both with their various shops, cafes and restaurants. Saltdean primary school is a short walk, as is the seafront with its beach access and newly restored Saltdean Lido swimming pool which now has a café, gymnasium and library.

**Council tax band: E**

