



46 Oaklands Avenue, Saltdean, BN2 8LQ

Guide Price **£900,000 – £1,000,000**

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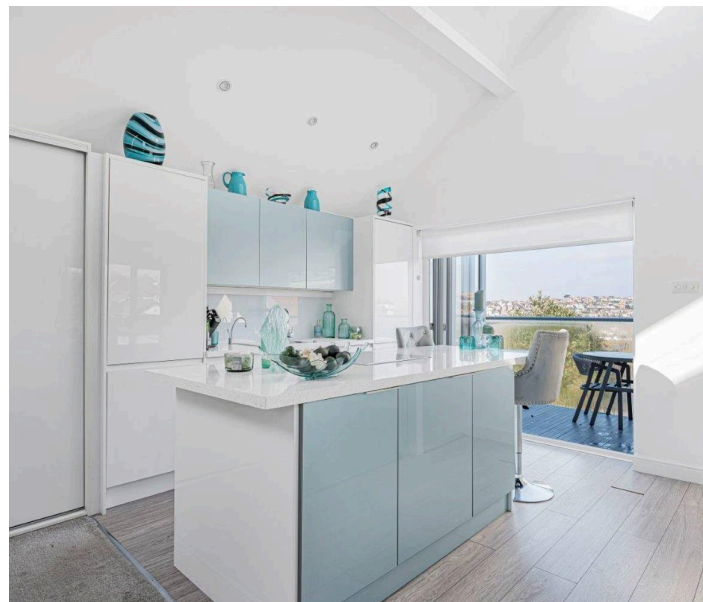


46 Oaklands Avenue

Saltdean

A fantastic opportunity to purchase a beautifully presented and extremely spacious 4/5 Bedroom detached house, whilst it is currently being used as a home, could also be used as two independent dwellings, each having 2 Bedrooms, 2 Bathrooms, a Lounge and Kitchen. The property is located in a nice area close to local shops and buses and has some fantastic views across Saltdean and to the sea. During their ownership the present owners have invested a lot of time and money into the house and have created a bright, spacious and modern home.

- Modern En-Suite Shower room
- Triple aspect open plan living area
- West facing sun balcony
- Lovely views across Saltdean towards the sea
- Perfect location for all amenities



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46 Oaklands Avenue

Saltdean

The location of the property is perfect. Its just a few yards to all the main shops and Café's in Longridge Avenue which also has an excellent bus service providing frequent access to Brighton.

ENTRANCE PORCH 9'9" X 3'7" (2.97m x 1.12m)

HALLWAY 15'7" x 8'5" (4.75m x 2.56m)

BEDROOM 13' x 10'9" (3.98m x 3.28m)

EN-SUITE SHOWER ROOM 8'5" x 6'9" (2.56m x 2.06m)

BEDROOM 11'9" x 9'1" (3.58m x 2.74m)

BATHROOM 1 6'8" x 5'9" (2.03m x 1.75m)

OPEN PLAN LIVING/KITCHEN AREA 25'5" x 20' (7.74m x 6.10m)

WEST FACING SUN BALCONY 13'7" x 5' (4.15m x 1.52m)

BEDROOM 10'4 x 8'9" (3.15m x 2.67m)

BATHROOM 2 8'6" x 5'4" (2.59m x 1.62m)

BEDROOM 10'1" x 9' (3.07m x 2.74m)

EN-SUITE SHOWER ROOM

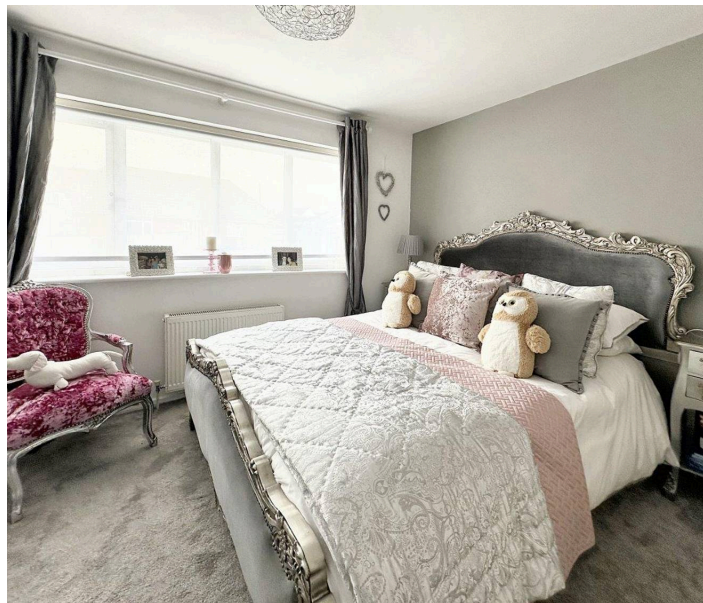
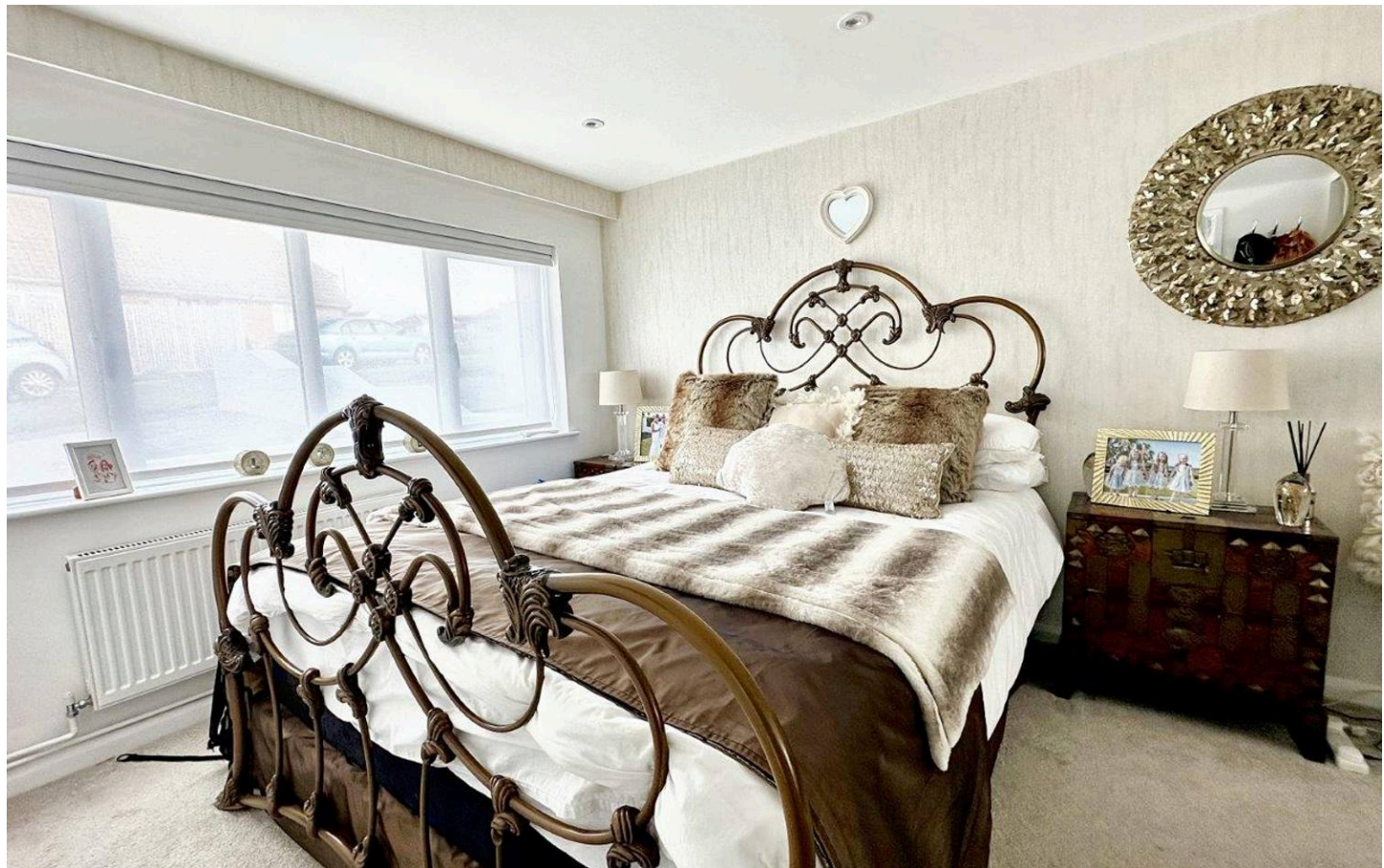
LOUNGE/BEDROOM 14'6" x 12' (4.43m x 3.66m)

KITCHEN/DINING ROOM 13'6" x 12'2" (4.13m x 3.71m)

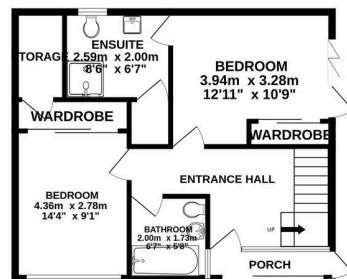
Council Tax band: D

Tenure: Freehold

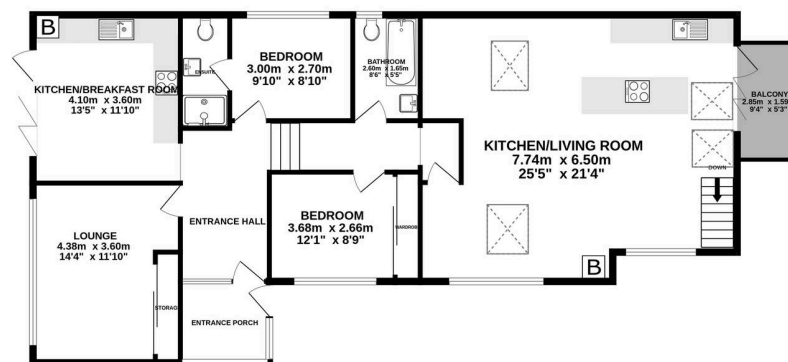
EPC Energy Efficiency Rating: C



GROUND FLOOR
50.2 sq.m. (541 sq.ft.) approx.



1ST FLOOR
120.9 sq.m. (1301 sq.ft.) approx.



46 OAKLANDS AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 171.1 sq.m. (1842 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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