



57 Oaklands Avenue, Saltdean, BN2 8PB  
£995,000

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## 57 Oaklands Avenue

Saltdean

The front door leads to a bright entrance area with a further door to the impressive 26' hall with oak flooring. The lounge/dining room is south facing with sea views and is a bright double aspect room with space for a large dining table to one end. The bright and airy kitchen can be accessed from the hall or the dining end of the lounge. The kitchen is fitted with a wide range of white gloss fronted units finished with a black granite worktop. There are matching wall cupboards and fitted appliances. The kitchen opens out into a large triple aspect conservatory with under floor heating, a feature glass roof and French doors to the rear garden. A large breakfast bar with a matching granite surface has space for kitchen stools. A fabulous space for entertaining. A useful utility room with further storage cupboards and space for appliances is off the kitchen. Staying on the ground floor, there are 3 double bedrooms and a spacious family bathroom with a bath and separate shower.

- 6 Bedroom Detached House
- Private Garden
- Off Road Parking & Garage
- Impressive 26' Hall with Oak Flooring
- South Facing with Sea Views



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# 57 Oaklands Avenue

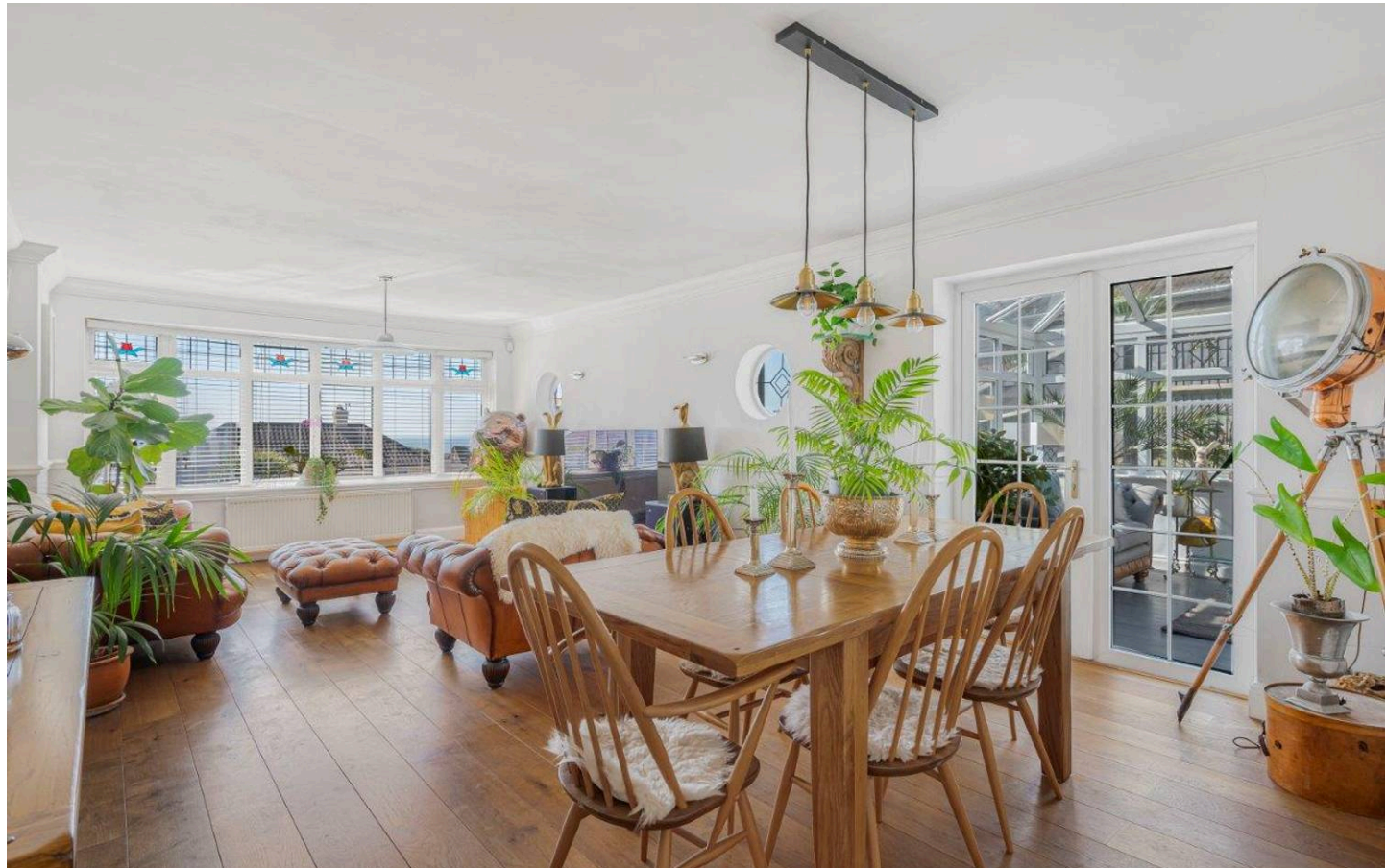
Saltdean

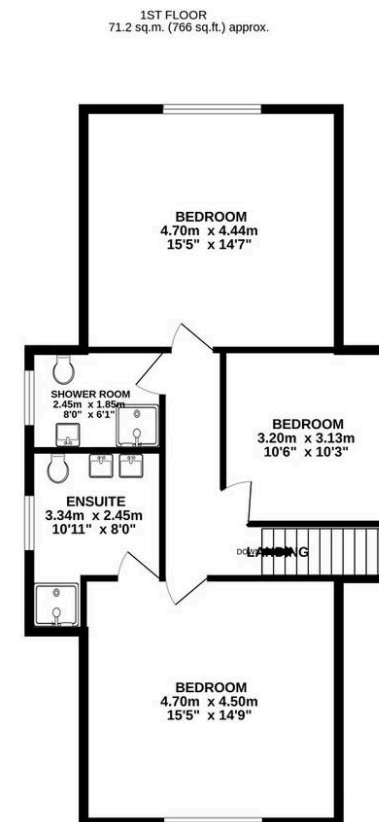
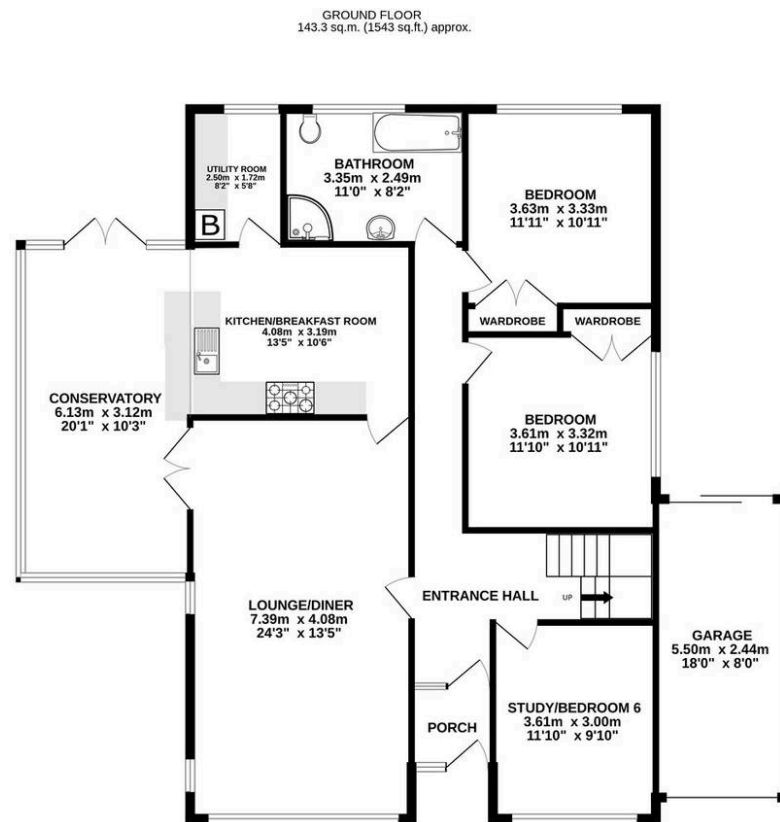
Outside, the property has a good size single garage with power, light and an electric roller door. The garage has sliding doors to the rear, leading to a central courtyard having access to a large purpose built workshop/garage with power and light and a further door to the rear garden. The front is well laid out with various attractive areas and parking for 4/5 cars. A side gate leads to a large side area which (STNC) could be used to extend. The rear garden is lovely. It's very private, has a large lawn with many established plants, shrubs and trees and is surrounded by tall hedges giving privacy. There is a brick paved patio area attracting the sun all day and a lower private patio area near the conservatory doors. To the top of the garden is a large summer house with power and light and its own West facing deck. The room can be used all year round as it has its own log burner.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





57 OAKLANDS AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 214.5 sq.m. (2308 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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