



10a Brambletyne Avenue, Saltdean, BN2 8EJ  
£550,000

CarruthersandLuck  
SalesandLettings





## 10a Brambletyne Avenue

Saltdean, Brighton

Nestled in a delightful neighbourhood near the seafront, shops, and public transport links, this superb detached 3-bedroom bungalow showcases an exceptional blend of comfort, and convenience. Boasting a bright south-facing orientation, this property is a haven of natural light, offering a warm and welcoming ambience throughout. In addition, the property has some lovely views towards the sea.

Upon entering this meticulously maintained residence, one is greeted by a spacious entrance hall giving the property an immediate feel of space. The south facing lounge bathed in sunlight overlooks the rear garden and has open views towards the Telscombe Tye though thoughtfully designed new windows with a feature corner window and a fitted log burner. The Kitchen is modern and well designed with sleek white base cupboards and drawers with matching wall units. The kitchen is also dual aspect making the most of the light. The kitchen also has a door giving access to the rear garden.

The sleeping quarters consist of three generous double bedrooms, each offering a serene retreat for rest and relaxation. The master bedroom features a convenient en-suite shower room, while a well-appointed family bathroom caters to the needs of both residents and guests alike.





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Outside, the property has lots of kerb appeal helped by a neat block paved driveway with parking for 3 cars in addition to the garage which has power and light. The rear garden is south facing and has been beautifully maintained. Laid mainly to a neat edged lawn and stocked with many established plants and shrubs the garden is a terrific place to unwind and enjoy the sun. The garden also has a timber shed and is fully enclosed and very private.

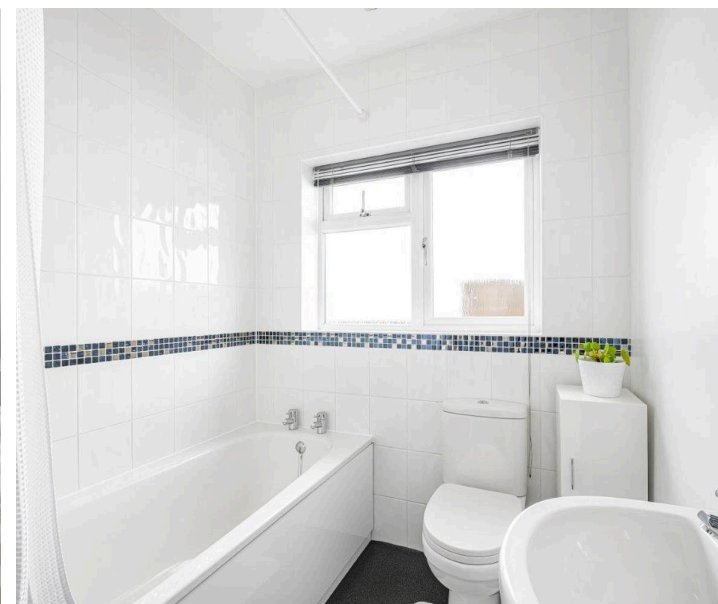
Emphasising practicality and storage solutions, this bungalow includes a garage and block paved driveway, ensuring effortless parking for multiple vehicles. The property's gleaming replacement windows and heating system underscore its commitment to quality and comfort, providing peace of mind to its fortunate occupants.

With an eye towards the future, plans have been meticulously drawn for potential extensions, offering the exciting opportunity to personalise and expand this charming residence to suit evolving needs and preferences.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

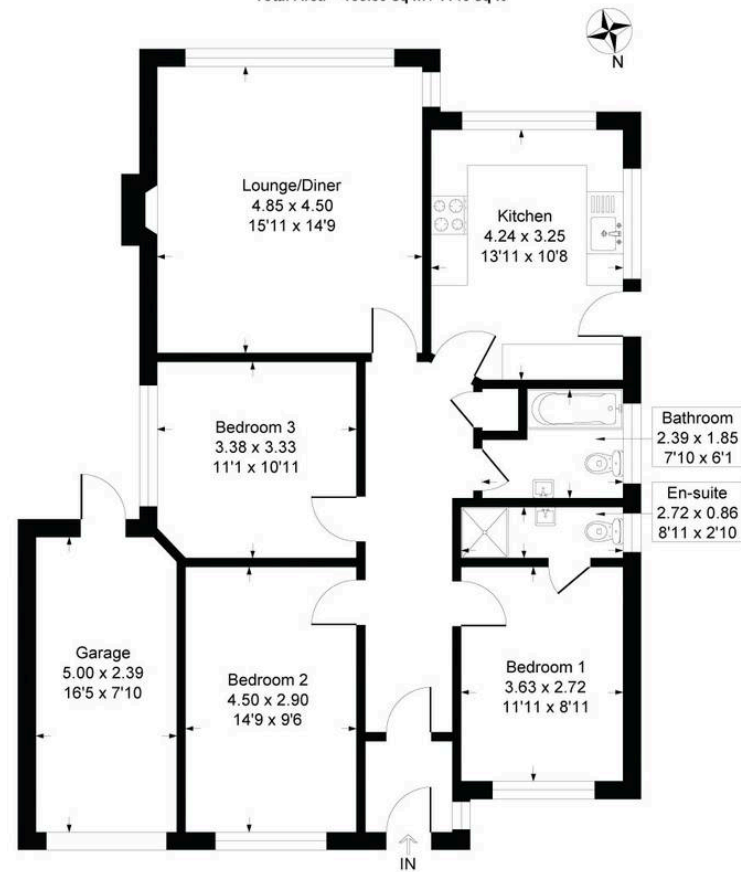


10A Brambletyne Av, BN2 8EJ

Approximate Gross Internal Floor Area = 94.03 sq m / 1012 sq ft

Garage Area = 11.86 sq m / 128 sq ft

Total Area = 105.89 sq m / 1140 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale

## Carruthers and Luck Sales and Lettings

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