



107 Wicklands Avenue, Saltdean, BN2 8EQ  
£485,000

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## 107 Wicklands Avenue

Saltdean, Brighton

Properties like this are rarely available. A spacious and well laid out 'Sussex Style' detached house situated on a good size plot and being in nice condition throughout. The property has been in the same family for 50 years and is now offered for sale with no chain. The house is situated in a quiet yet convenient location close to local shops and buses and close to the Telscombe Tye with its picturesque walks. Longridge Avenue with its varied shops, cafes and doctors surgery is within half a mile, as is the main A259 South Coast Road with its excellent bus service providing frequent access to Brighton City Centre.

The front door leads to an impressive entrance hall with a parquet floor. The lounge, with its expansive windows offering lovely views towards the picturesque Telscombe Tye, is the perfect space for relaxation and entertaining guests. The Kitchen is to the rear of the house and has a range of fitted base cupboards and drawers with matching wall units. The kitchen leads out into the Dining room which has lovely views over the rear garden.



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Saltdean, Brighton

On the first floor, the property boasts 2 generously sized double bedrooms, each offering some nice views across Saltdean and to the sea. A spacious bathroom completes the internal accommodation.

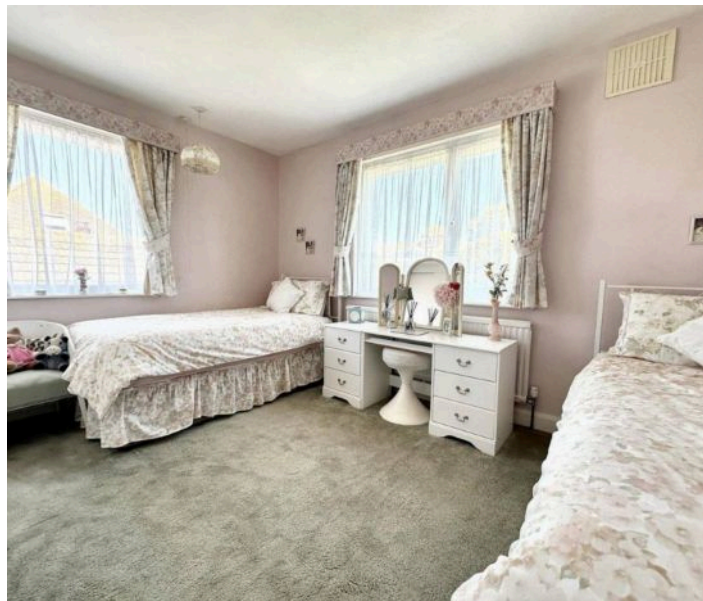
The house stands on a large plot with established and very well maintained gardens to both the front and rear. The front garden is mainly laid to lawn and has a long driveway leading to a garage. The rear garden is a good size measuring 60' x 45' and is once again, mainly laid to lawn with many established plants, shrubs and trees. There is a patio area and the garden has a good degree of seclusion.

In conclusion, this property is a rare find, combining spacious living areas, modern conveniences, and a convenient location. With its potential for customisation, extension and stunning views, this house is ready to become your dream home.

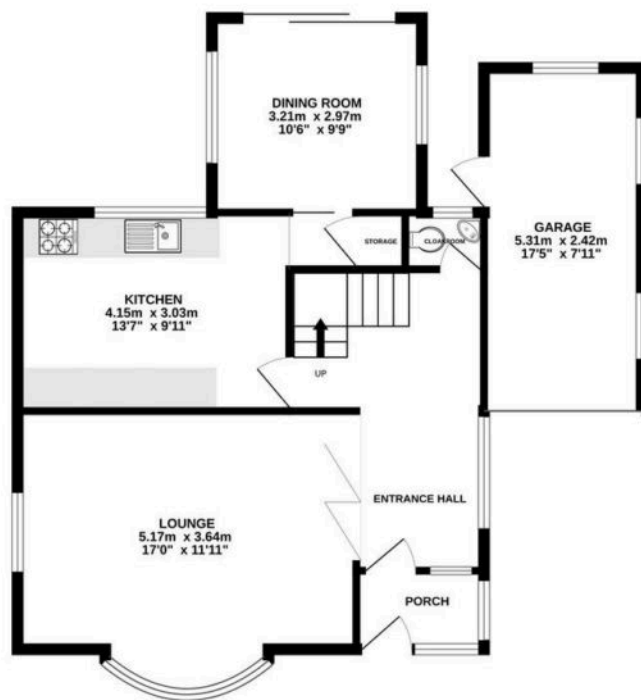
Council Tax band: D

Tenure: Freehold

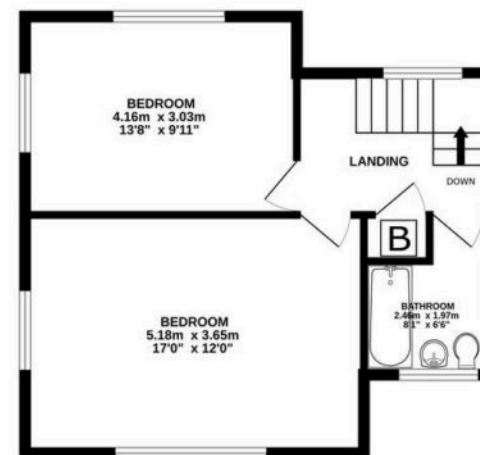
EPC Energy Efficiency Rating: D



GROUND FLOOR  
70.9 sq.m. (763 sq.ft.) approx.



1ST FLOOR  
42.5 sq.m. (458 sq.ft.) approx.



107 WICKLANDS AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 113.4 sq.m. (1221 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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