



33 Bevendean Avenue, Saltdean, BN2 8LR  
£500,000

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## 33 Bevendean Avenue

Saltdean, Brighton

Situated in the sought-after area near the Seafront and Longridge Avenue, this detached house exudes character and charm while boasting modern comforts. The property is in excellent condition, offering a fantastic opportunity for comfortable living in a prime location. The property used to have three bedrooms but the present owner has knocked the ground floor bedroom through to make a stunning Kitchen/Dining room that spans the entire width of the house.

As you step into the property, you are greeted by a bright and spacious entrance hall, setting the tone for a welcoming atmosphere throughout. To the left, the south-facing lounge features a bay window that floods the room with natural light and offers picturesque sea views from the first floor, creating a serene ambience for relaxation.



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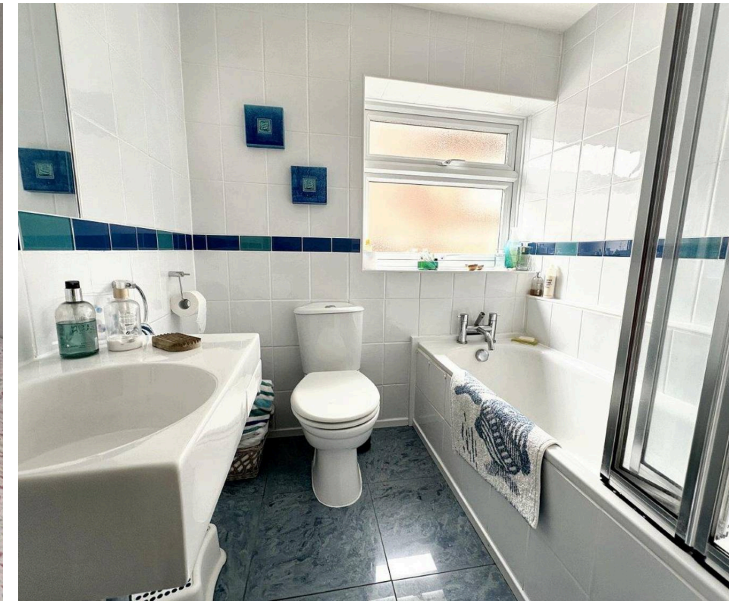
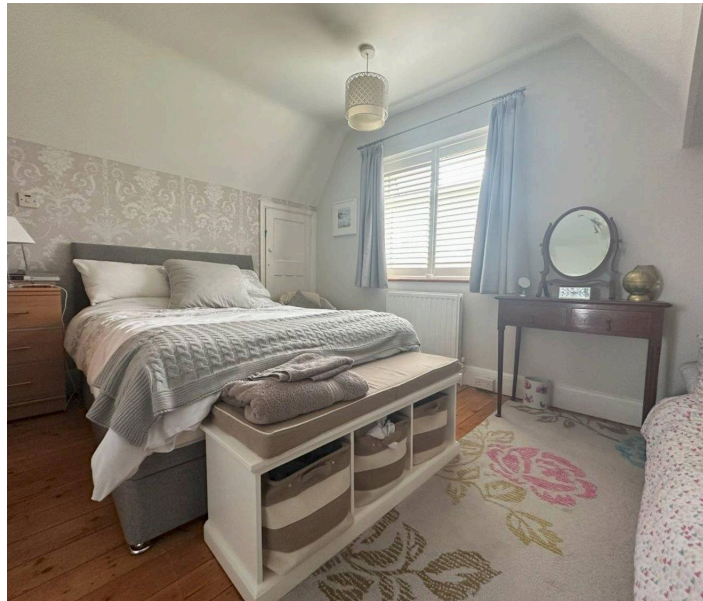
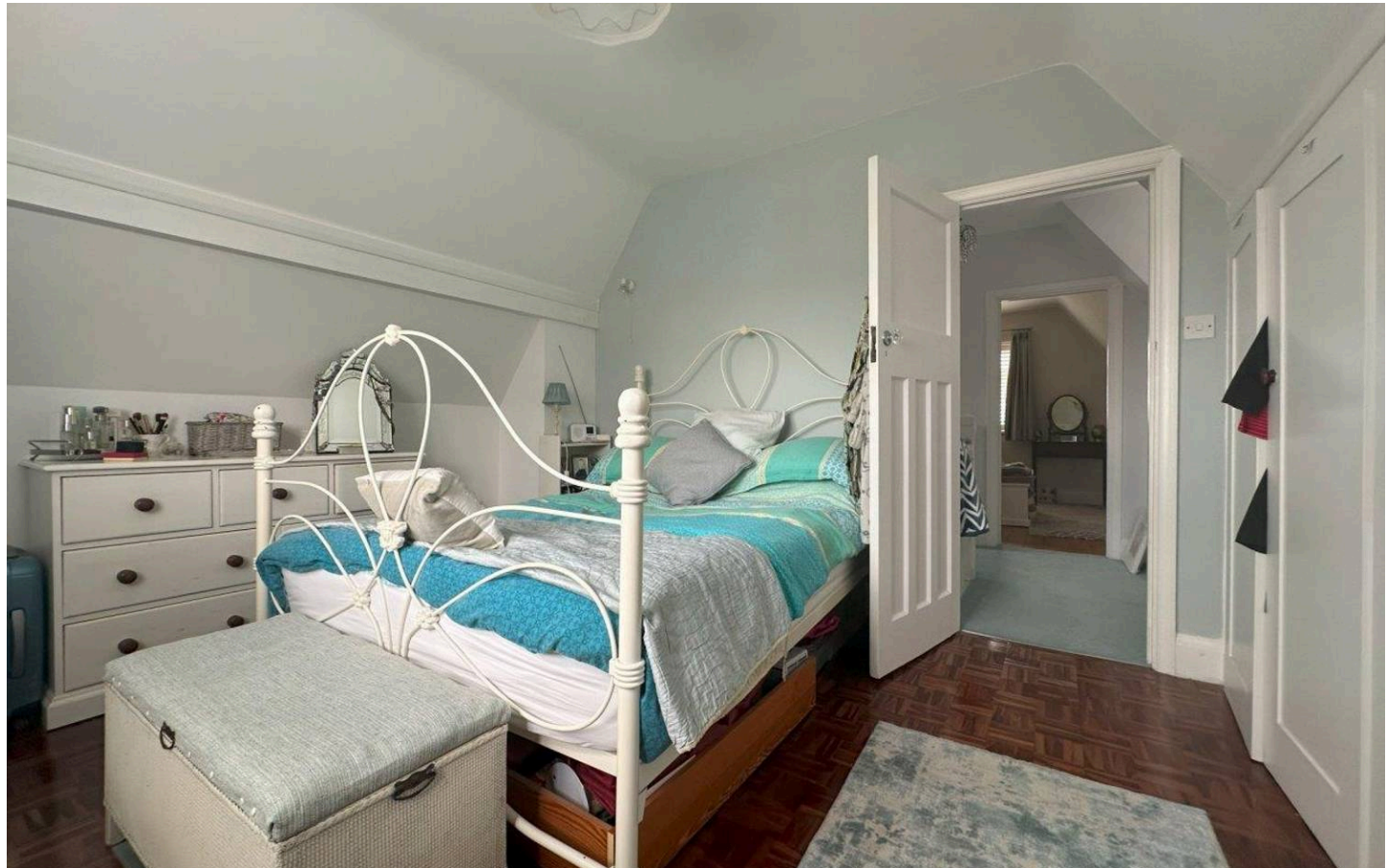
The heart of the home lies in the 21' kitchen/dining room, perfect for entertaining and family gatherings, with direct access to the rear garden for seamless indoor-outdoor living. The well-appointed kitchen is fully equipped with modern appliances, providing a functional space for culinary enthusiasts. The Dining area has space for a large table and has doors out to the rear garden. A utility room off the kitchen offers convenience and storage solutions.

The first floor accommodation comprises two generously sized double bedrooms, each offering plenty of space and having built in wardrobes/cupboards. The main bedroom has some lovely views across Saltdean and to the sea. The ground floor bathroom and first-floor shower room ensure practicality and comfort for every-day living.

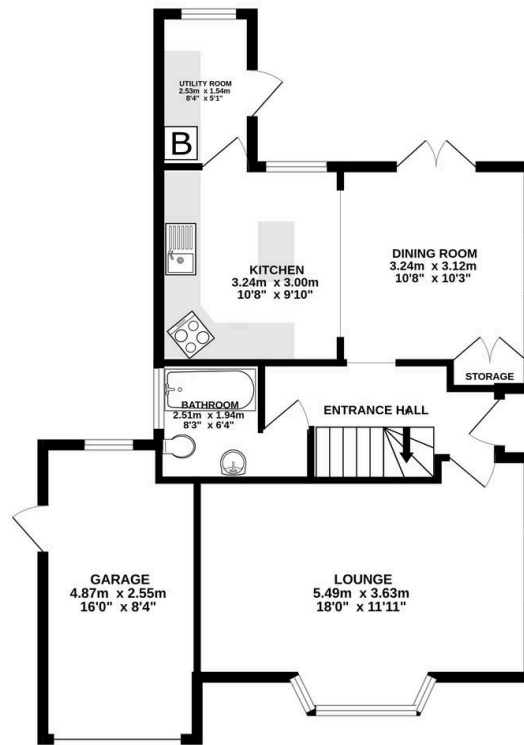
Council Tax band: D

Tenure: Freehold

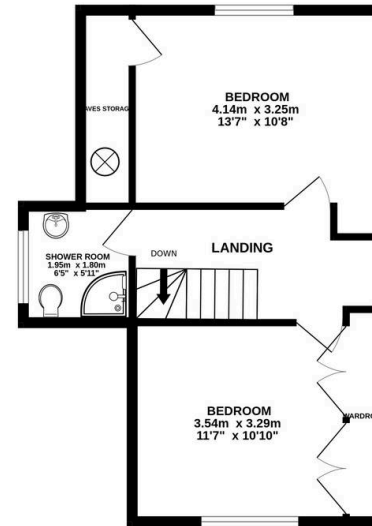
EPC - D



GROUND FLOOR  
66.1 sq.m. (711 sq.ft.) approx.



1ST FLOOR  
41.2 sq.m. (444 sq.ft.) approx.



33 BEVEDEAN AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 107.3 sq.m. (1155 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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# Carruthers and Luck Sales and Lettings

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