



Bevendean Avenue

Saltdean, BN2 8PE

- Versatile 5 bedroom detached bungalow with potential
- Living room, balcony, dining room and kitchen/breakfast room
- En-suite shower room, shower room, WC
- Gardens, garage and single driveway

£595,000 Freehold

EPC Rating : C

H2O
HOMES



Located approximately 5 miles from Brighton City Centre Saltdean sits beautifully by the sea and on the edge of the Southdowns. With a mix of local shops, restaurants and cafe's along with the wonderful re-generated Grade II listed lido, Saltdean appeals hugely to families and professionals alike. There are excellent bus routes into Brighton and beyond along with a range of primary, secondary and private schools close by. The Tye and South downs provides a great backdrop to go rambling or take a refreshing walk or cycle along the undercliff walk right by the beach!

Nestled in a desirable location, this charming 5 bedroom detached bungalow is situated on a corner plot and offers a rare blend of space, versatility, and potential! The welcoming hall invites you immediately into the living room which is bathed in natural light due to its South and East facing aspects and enjoys access onto the balcony with views towards the Tye. From the living room there is the separate dining room adjacent and, with its large glazed window, allows you to still feel connected to the living area. Moving through the dining room saloon doors usher you into the well appointed kitchen/breakfast room providing ample space for family meals and entertaining! The property features a generous main bedroom with a convenient en-suite shower room and there a further 4 double bedrooms with a separate shower room and WC. While the secluded rear garden offers a peaceful retreat there is the equally appealing front garden with well maintained hedges allowing a good degree of privacy and a delightful apple tree! Additional highlights include private parking for one car with EV charge point and a garage. With its versatile layout and prime location, this bungalow is perfect for families or those seeking single-level living with room to grow.

ENTRY

Steps to entrance porch. Driveway with access to garage. Access to side and front gardens and side gate giving access to rear garden.

PORCH

Part glazed porch. Frosted glazed door to entrance hall. Wood laminate floor.

ENTRANCE HALL

Airing cupboard housing Vaillant gas combination boiler, heated towel rail and shelving. Radiator. 3 wall lights. Access to loft. Wood laminate floor.

KITCHEN/BREAKFAST ROOM

15' 8" x 9' 2" (4.78m x 2.79m)
North facing window with roller blind. Fitted kitchen comprising Servis freestanding stainless steel double oven with ceramic hob. Indesit extractor fan over. Indesit fridge/freezer and Beko dishwasher and washing machine. Stainless steel 1½ sink with mixer tap and drainer. Range of fitted wall and base units. Pantry cupboard. Worktops with upstands. Heated towel rail. Power points. Ceiling light. Vinyl floor. Door to side pathway and rear garden.

DINING ROOM

10' 5" x 9' 2" (3.18m x 2.79m)
East facing large picture window with views over the garden and towards the Tye. Fitted shutters, curtain pole and curtains. Radiator. Power points. Coved ceiling. Ceiling light. Wood laminate floor. Door to living room.

LIVING ROOM

18' 8" x 11' 9" (5.69m x 3.58m)

East facing doors to balcony with views over the garden and towards the Tye. Further South facing window. Fitted shutters, curtain poles and curtains. Gas fire. Radiator. Coved ceiling. Ceiling light. Wood laminate floor.

BALCONY

Overlooking delightful garden and giving views towards the Tye. Stairs to garden.

BEDROOM ONE

14' 5" x 11' 9" (4.39m x 3.58m)

South facing window with fitted shutters. Range of fitted wardrobes. Radiator. Power points. Coved ceiling. Ceiling light. Fitted carpet.

EN-SUITE SHOWER ROOM

Obscure double glazed window. Fully tiled. Shower cubicle with electric power shower. Hand basin with mixer tap. Large wall mirror over. Low level WC. Heated towel rail. Ceiling light. Wood laminate floor.

BEDROOM TWO

11' 9" x 11' 5" (3.58m x 3.48m)

South facing bay window with fitted shutters. Fitted wardrobes with matching cupboards/drawer units. Radiator. Power points. Coved ceiling. Ceiling light and wall light. Wood laminate floor.

BEDROOM THREE

12' 9" x 8' 6" (3.89m x 2.59m)

South facing window with fitted shutters. Range of fitted wardrobes and vanity unit. Radiator. Power points. Ceiling light. Wood laminate floor.

BEDROOM FOUR

9' 10" x 9' 2" (3m x 2.79m)

North facing window with curtain pole and curtains. Range of fitted wardrobes. Radiator. Power points. Ceiling light. Wood laminate floor.

BEDROOM FIVE

9' 6" x 9' 2" (2.9m x 2.79m)

West facing window with curtain pole and curtains. Radiator. Power points. Ceiling light. Wood laminate floor.

SHOWER ROOM

Obscure glazed window with fitted shutters. Fully tiled. Large walk-in shower cubicle with glazed screen. Hand basin with mixer tap set on vanity unit. Wall mirror with integral lighting over. Chrome heated towel rail. Ceiling light. Wood laminate floor.

WC

Obscure glazed window with roller blind. Part tiled. Low level WC. Ceiling light. Wood laminate floor.

GARAGE

16' 8" x 10' 2" (5.08m x 3.1m)

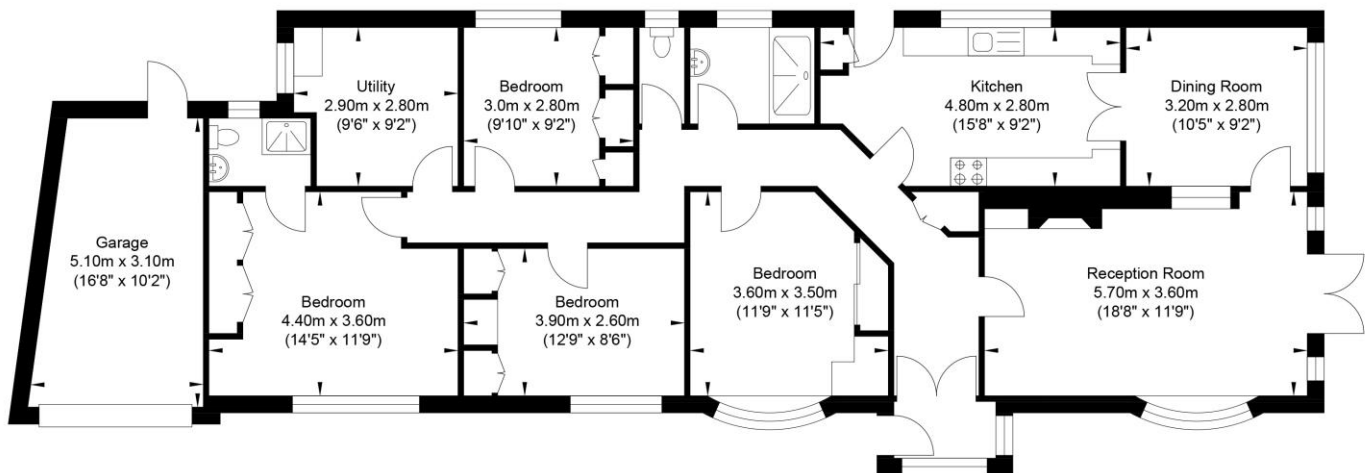
Up and over door. Door to rear garden. Power points. Electrical distribution box. Gas meter. Striplight.

GARDENS

Side and front gardens mainly laid to lawn with flower borders. Rear garden mainly laid to lawn with shrub/flower borders, paved area and shed.



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Approximate Floor Area
1508.02 sq ft
(140.10 sq m)



Approximate Gross Internal Area (Including Garage) = 140.10 sq m / 1508.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

TENURE
Freehold

COUNCIL TAX BAND
Tax band E

LOCAL AUTHORITY
Lewes District Council

OFFICE
34 Waterfront, Brighton Marina Village,
Brighton, East Sussex, BN2 5WA

Tel: 01273 688 448
brighton@h2ohomes.co.uk
www.h2ohomes.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements