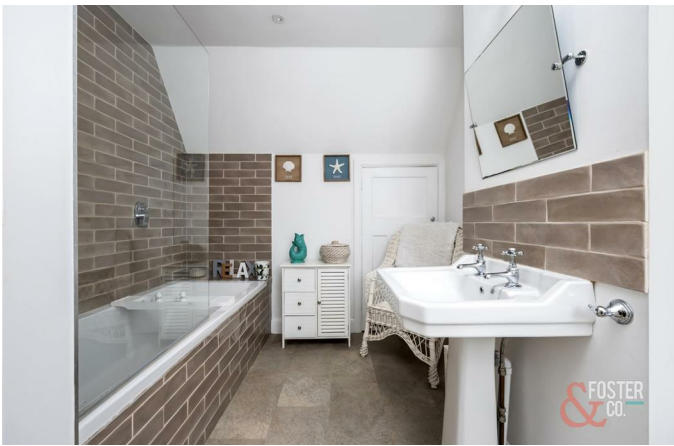




25 Bevendean Avenue
Brighton, BN2 8LR

Guide price £725,000

Sitting on a large corner plot in the peaceful coastal village of Saltdean to the east of Brighton, this stylish modern 4 bedroom family home which commands superb sea views and has been created with superb attention to detail.

Arranged over three storeys, a highly versatile interior has been beautifully renovated to a high standard, optimising the flow of natural light with its generous proportions and crisp white walls. The easy flowing layout of this impressive home includes a spacious main reception room, and a hugely sociable open plan kitchen/dining room.

Lying to the east of Brighton and the historic coastal village of Rottingdean, this Saltdean home is perfectly positioned with the South Downs behind you and the sea directly in front of you.

The recently renovated Saltdean Lido is within easy reach, whilst beneath the distinctive white cliffs, a shingle beach features an undercliff walk along the sea wall stretching all the way to Brighton Marina. Local shops on Longridge Avenue offer plenty of convenient amenities, and nearby Rottingdean has a wide variety of classic tea shops, restaurants, and bars to choose from.

Local schools include Saltdean Primary School, St Margaret's C of E Primary School and Our Lady of Lourdes RC School, while the ever popular independent Roedean School for girls is only a short distance away. Regular bus services travel along the A259 into the centre of Brighton and Hove and also eastwards to Newhaven with its ferry terminal. Brighton train station offers convenient mainline commuter links to London.

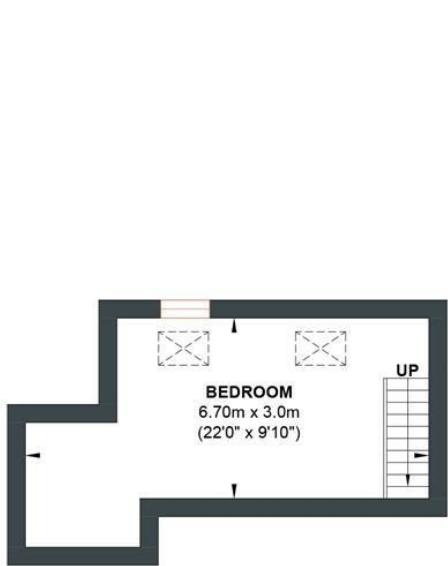
- Detached
 - 2 Bathrooms
 - Large Driveway
 - Lovely Kitchen Dining Room
 - No Chain
- 4 Bedrooms
 - Garden
 - Sea Views
 - Separate Living Room

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



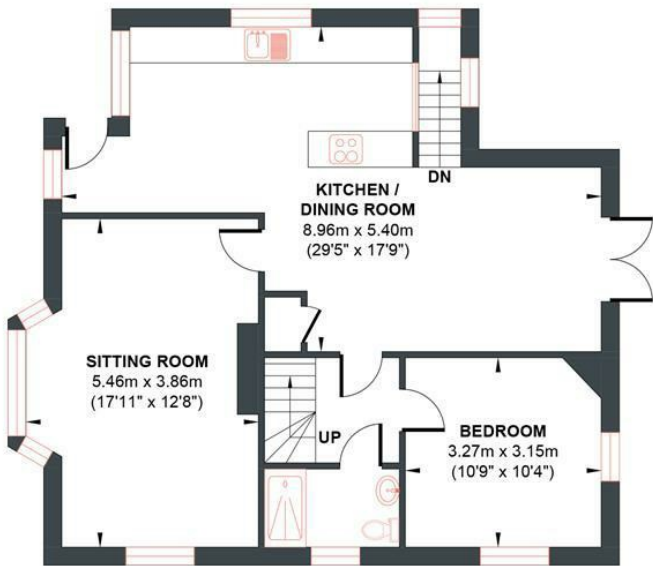
BEVENDEAN AVENUE

Approx. Gross Internal Floor Area 144.2 sq m / 1552.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



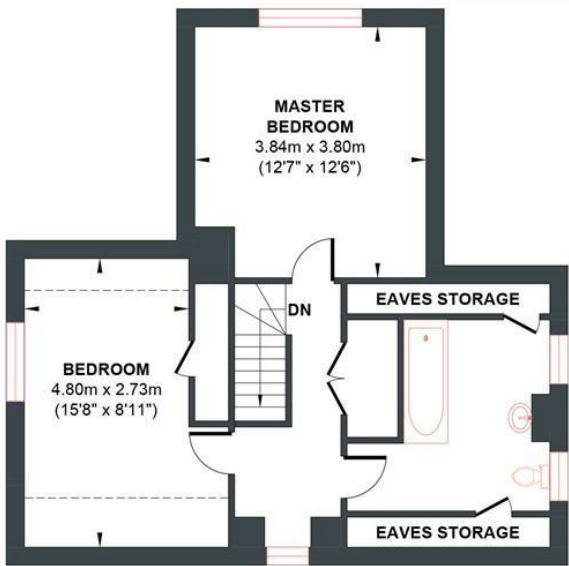
LOWER GROUND FLOOR

Approximate Floor Area
199.60 sq ft
(18.55 sq m)



GROUND FLOOR

Approximate Floor Area
767.0 sq ft
(71.26 sq m)



FIRST FLOOR

Approximate Floor Area
585.40 sq ft
(54.39 sq m)

