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BED

# Superb Family Home Backing onto Fields

117, Rodmell Avenue, Saltdean, BN2 8PH

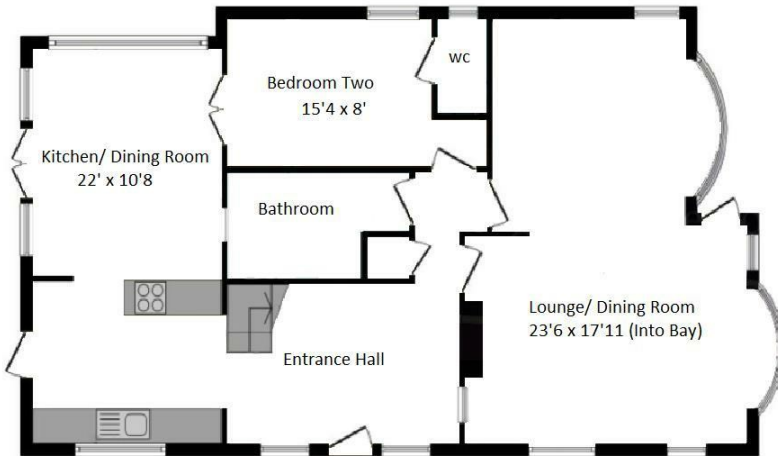


Offers Over £475,000

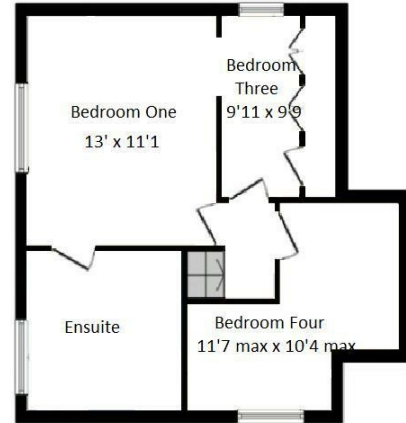
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Ground Floor



First Floor

inbrief...

Views, views views!!! Phillipmann Estate agents are proud to bring to the market this SPACIOUS and WELL-PRESENTED three/four-bedroom DETACHED house which is situated in this HIGHLY SOUGHT AFTER residential location. The position is terrific as it BACKS ONTO OPEN FIELDS which offer a host of lovely footpaths affording easy access to the stunning South Downs National Park. Longridge Avenue with its array of shops and cafes are within walking distance as is the local Saltdean primary school and regular bus services, providing easy access in Brighton's main city centre. The property welcomes you into the spacious entrance hall and from here it affords access into all of the principal rooms. To the front you will find a bright and airy southerly aspect and spacious living space with stunning views towards the English Channel, attractive bay windows as well as access onto the sun terrace. Located at the rear you will find a large kitchen which opens into a pitched roof conservatory. This is certainly a special room to cook and bring the family together at mealtimes. Also located on the ground floor is a good size guest bedroom with en-suite wc which is currently being used as an office but offers plenty of versatility. Lastly a modern family bathroom with an attractive modern shower and freestanding bath are on offer. On the first floor there are two further bedrooms. The master boasts an en-suite shower room as well as a large separate dressing room. The dressing room originally was the fourth bedroom and can easily be used as such again. Externally the property offers a block paved driveway which offers off road parking for several cars. To the rear there is a landscaped garden which is fully enclosed and offers lawn and private patios areas with mature shrubbery alongside a large summer house with power that could be used as a home gym or work from home space. The property must be viewed to appreciate the amazing views and idyllic location.



EPC Rating - D  
Council Tax Band - E

moreinfo...

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