



Stanmer Avenue, BN2

Offers in excess of £435,000

**ASTON  
VAUGHAN**

Sales and Lettings

## INTRODUCING

# Stanmer Avenue, BN2

3 Bedrooms | 1 Bathroom | 1 Living Room

903Sq Ft | West facing rear garden | Parking for 2 cars on the drive

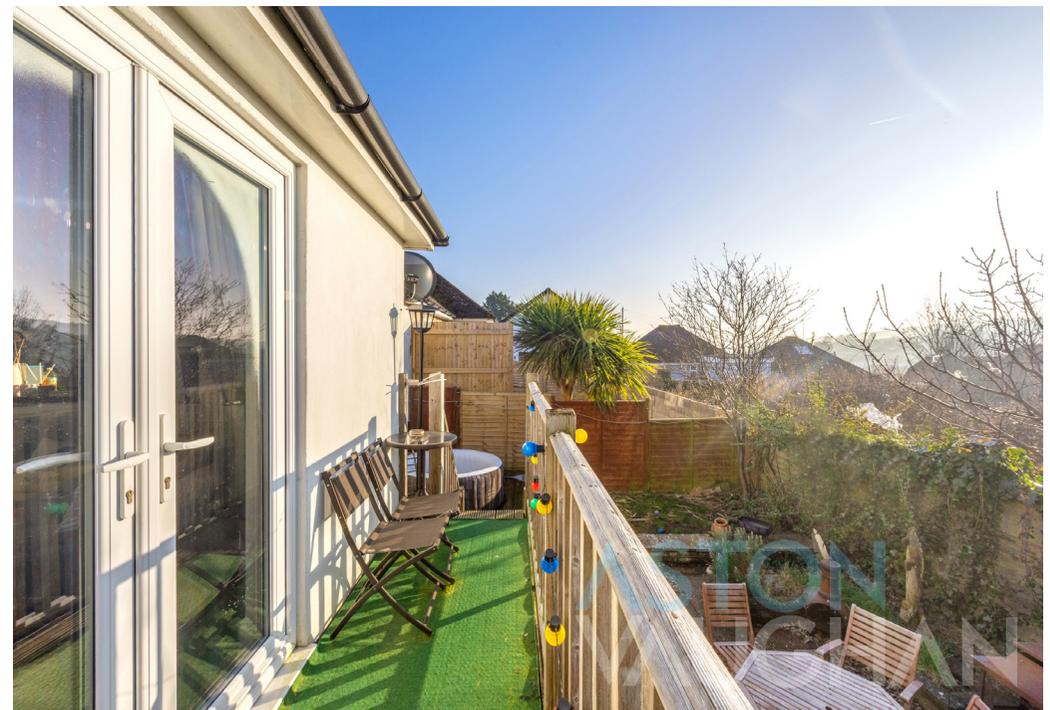
Set in the leafy residential area of Saltdean, close to the green and rolling hills of the South Downs, this sweet semi-detached bungalow is brimming with potential to add considerable value in an area where planning permissions are easier to come by. As it stands, it has three double bedrooms and an east to west aspect, culminating in a charming rear garden which catches the last of the summer sunshine on the sun terrace from which you can enjoy exceptional views over the countryside.

To the front is parking for two cars on the drive, alongside an area of lawn bordered by spring flowers. Stepping inside, the entrance hall feels like a room on its own with a vast amount of space for sideboards, hanging coats or seating to take shoes on and off.

To the left and right are two double bedrooms with an easterly aspect looking out to the peaceful street. Bedroom three mirrors the second but with open, garden views, and all sharing the same neutral decoration of fawn carpet paired with white walls providing ample space for double beds and freestanding wardrobes. The principal bedroom also benefits from an en suite shower room, while bedrooms two and three have easy access to the family bathroom next door. Tiled in natural stone porcelain around the bath with shower over it, both bathrooms are in fine condition, but modernisation would add value.

With over a third of the total footprint, the main reception and open plan kitchen are a great size with space for families to come together in the evening, relaxing on comfortable furnishings and eating together around the table. The kitchen provides a huge amount of storage in white handle-free cupboards alongside an integrated oven and hob, leaving space for a washing machine, dishwasher and a tall fridge freezer.

During summer, French doors open to the sun terrace which becomes a natural extension of the room for alfresco drinks and dinners. The property sits on a hill giving it incredible, far-reaching views over the local landscape to the hillside opposite. Facing west, the sunsets are stunning, to be enjoyed late into the evening during high season. A few steps lead down to the garden which is secure and easy to maintain – ideal for little children and pets to play. There are flower beds for planting and tall fences for climbing florals, while an area of decking is ideally positioned for a hot tub or paddling pool.





## LOCATION GUIDE

### Vendor's Comments:

"Saltdean is leafy and tranquil with the best of both worlds on its doorstep. The lido has been amazing for the kids since it reopened, and we love having the city close by but far enough away so as not to disturb the peace we have here. The undercliff walk is a delight in the summer, leading directly to the marina, and the beaches this way are much cleaner with fantastic cafes."

### Education:

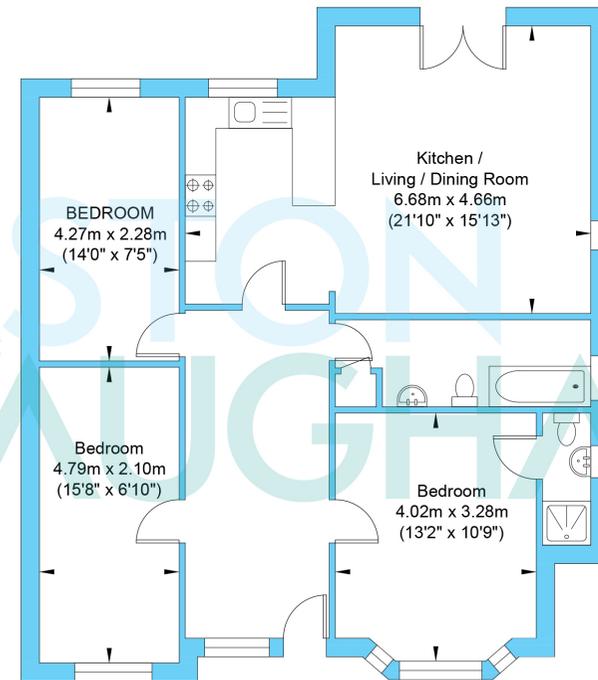
Primary: Saltdean Primary School

Secondary: Longhill High School, Peacehaven High, Cardinal Newman RC

Private: Roedean, Brighton College

Saltdean is a leafy coastal suburb on the outskirts of the city; built around the stunning, Grade II listed, Deco lido which has recently been fully refurbished. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and spacious chalet house allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.

## Stanmer Avenue



First Floor Flat  
Approximate Floor Area  
903.52 sq ft  
(83.94 sq m)

Approximate Gross Internal Area = 83.94 sq m / 903.52 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.