



hamlyn  
smith.

Hailsham Avenue, Brighton, BN2 8QH

OIEO £350,000



# hamlyn smith.

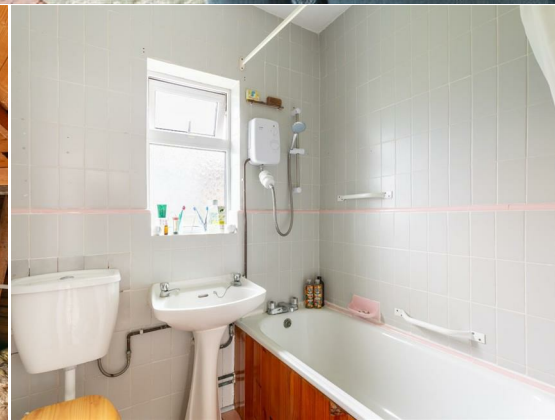
 2 Bedrooms

 1 Reception

 1 Bathroom

A detached two-bedroom house in an elevated position in Saltdean, with far-reaching views across the sea and the South Downs. The property also includes a cabin in the rear garden, suitable for guests or use as a studio.

- Two bedroom bungalow
- Elevated views to the sea and countryside
- Large summer house/studio space
- Wood burning stove
- Peaceful residential setting
- Council tax band - C









# hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

Hailsham Avenue is a peaceful residential road, curving around a central green space with mature trees. The house is set back from the street, with a front garden that includes an apple tree and a planted pathway leading to the front door.

Inside, there is a practical entrance area with space for coats and shoes, opening into a bright and welcoming living room. South-facing windows bring in natural light, and there are glimpses of the sea and the South Downs. The original 1930s floorboards have been exposed, and there is a wood burner in the corner of the room.

The wooden flooring continues through to the kitchen at the rear, which has a solid wood worktop, a butler sink beneath the window, a gas hob, and an electric oven. There is also potential to extend the kitchen, as other neighbours on the road have done. A door from the kitchen opens onto the rear garden, which has a lawn with planted borders. The attractive timber cabin is currently set up for guests, but could just as easily function as a workspace or studio.

Back inside, there are two bedrooms and a bathroom, with the main bedroom enjoying a south-facing aspect and the second overlooking the garden. The bathroom includes a white suite with an electric shower over the bath and a chrome towel radiator. A hallway cupboard provides useful storage.

A staircase from the living room leads up to a loft room, currently used for storage but already fitted with a Velux window. This space has scope for further use, subject to any necessary permissions. The house is fully double glazed and has a Viessmann combi boiler.

Saltdean is known for its Art Deco architecture, with the most renowned example being the famous Lido. The Lido is an absolute gem for those who enjoy outdoor swimming, but also has so much more to offer, with events ranging from music nights to end-of-season swimming sessions for dogs! Further renovations will provide a choice of dining options and a public library and gym. On Longridge Avenue, you will find a fantastic selection of local shops and eateries, including the wonderful Crocodile Café, which serves authentic Italian cuisine, as well as coffee and cakes. There is also a Co-op, a dentist, doctors, opticians and a pharmacy. Saltdean is well-connected by bus services that run to Brighton or Seaford.

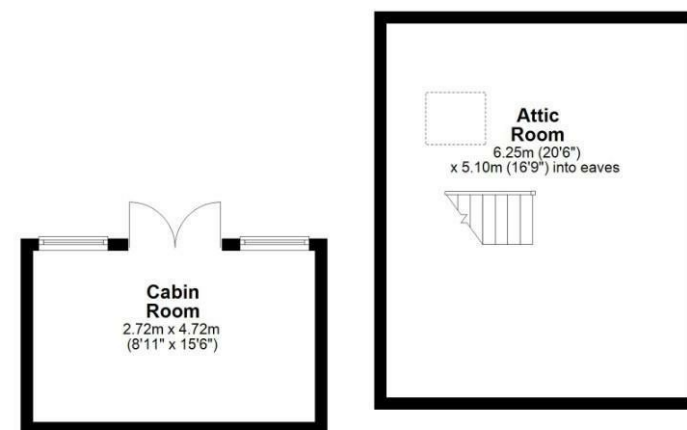
hamlyn smith.

Hailsham Avenue, Saltdean

Ground Floor



First Floor



Total area: approx. 80.2 sq. metres (863.4 sq. feet)

CABIN ROOM EXCLUDED FROM SQ. METERAGE.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.

Hailsham Avenue

