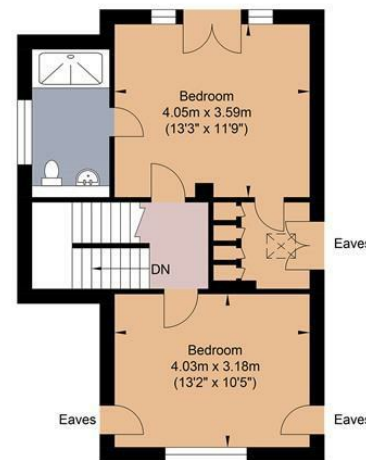


Ashdown Avenue



Ground Floor
Approximate Floor Area
1330.52 sq ft
(123.61 sq m)

First Floor
Approximate Floor Area
473.82 sq ft
(44.02 sq m)

Approximate Gross Internal Area = 167.63 sq m / 1804.35 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

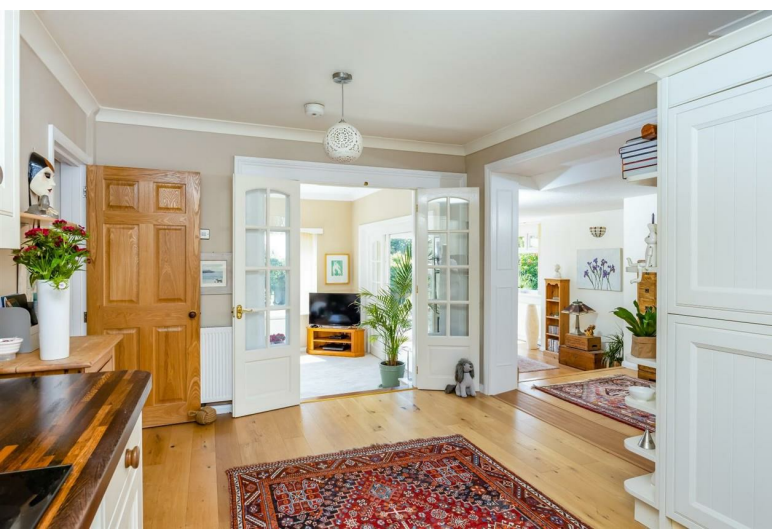


Total Area Approx 1804.35 sq ft

4 Ashdown Avenue, Brighton, BN2 8AH

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
52 High Street, Rottingdean, Brighton, BN2 7HF
01273 608151 or sales@johnhiltons.co.uk

£800,000 Freehold



4 Ashdown Avenue, Brighton, BN2 8AH

A well presented four bedroom, two bathroom detached house with garage and driveway parking for multiple cars, generous, attractive south-facing rear garden and sea views from the master bedroom suite. The accommodation is laid out over two floors and measures approximately 167 square meters/1,804 square feet and is located within easy reach of the picturesque village of Rottingdean. Internal viewing is highly recommended.



Reception Hall

Entering through the front door into this spacious reception hallway with cloakroom storage, radiator and doors leading to all principal rooms. Stairs rise from the ground floor to the first floor.

Kitchen/Breakfast Room

5.07m x 3.29m (16'7" x 10'9")

Large leaded light double glazed window to the front, good range of fitted wall and base units with wood work surfaces, inset sink and drainer unit with mixer tap, double eye-level oven, inset gas hob, integrated fridge/freezer, part-tiled walls, and solid oak flooring.

Utility Room

2.04m x 2.33m (6'8" x 7'7")

Ample space for washing machine and tumble dryer, fridge freezer, with a door opening into the garage.

Living Room

4.83m x 3.61m (15'10" x 11'10")

Large UPVC double glazed window overlooking the rear garden, double doors opening to the kitchen, double doors opening to the dining room, radiator.

Dining Room

5.39m x 2.97m (17'8" x 9'8")

UPVC double glazed sliding doors leading out to the rear garden, double glazed window to the side, radiator, solid oak flooring.

Bedroom

4.27m x 4.12m (14'0" x 13'6")

Large UPVC double glazed window overlooking the rear garden, built-in wardrobe storage to one wall and further storage cupboard, radiator.

Bedroom

3.62m x 2.58m (11'10" x 8'5")

Double aspect room with UPVC double glazed window to the side and one overlooking the rear garden, radiator.

Bathroom

Ground floor bathroom with part-tiled walls and tiled floor (underfloor heating) with WC, pedestal hand basin and bath with shower over, heated towel radiator, opaque leaded light UPVC double glazed window to the front.

FIRST FLOOR:

Master Bedroom Suite

4.05m x 3.59m (13'3" x 11'9")

With sea views and views over the rear garden from the Juliet balcony and a dressing room area with eaves storage and Velux window, wall mounted radiator.

En-Suite Shower Room

Double aspect with opaque UPVC double glazed windows to the side and rear, WC, hand basin, part-tiled walls, large walk-in shower cubicle, heated towel radiator, tiled floor (underfloor heating).

Bedroom

4.03m x 3.18m (13'2" x 10'5")

Leaded light double glazed window to the front, built-in storage, radiator.

Garage

4.63m x 2.78m (15'2" x 9'1")

Garage accessed via up-and-over door and also accessed from the Utility Room, power and light.

Gardens

Well maintained rear garden enjoying a southerly aspect with mature shrubs and plants, patio area.



- Four Bedroom Detached Family Home
- Two Bathrooms (One En-Suite)
- Master Bedroom Suite with Dressing Room
- Living Room & Separate Dining Room
- Utility Room
- Over 1800 sq ft Internal Area
- Garage & Ample Off-Road Parking
- South-Facing Rear Garden
- Situated on Saltdean/Rottingdean Border
- Sea Views

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: E