

Total Area Approx 1882.58 sq ft

2 Brambletyne Avenue, Saltdean, BN2 8EJ

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**Offers In Excess Of £750,000**  
**Freehold**





## 2 Brambletyne Avenue Saltdean, BN2 8EJ

### Approach

Hedges and fenced boundaries with off-road parking for two vehicles leading to integral garage. Mainly laid to lawn with areas of mature shrubs and plants. Side access and paved path leading to front entrance porch.

### Entrance Porch

Predominantly glazed with main timber panelled front door with original stained glass leaded window to the side. Light and bright with area for storage.

### Entrance Hall

Original wooden flooring leading to turning stairs which lead up to the first floor.

### Living Room

3.64m x 4.07m (11'11" x 13'4")

Brick-fronted feature fireplace and large windows to front. Original wooden floorboards lead through to:

### Living Room/Sun Room

3.62m x 3.00m (11'10" x 9'10")

Original wooden floorboards, large windows to the side and rear taking advantage of views over the garden and towards the sea. Built-in seating with door to the rear garden.

### Dining Room/Bedroom 5

3.71m x 3.86m (12'2" x 12'7")

Large window to front, picture rail and coved ceiling. Feature tiled fireplace.

### Kitchen/Breakfast Room

4.81m x 3.18m at widest point (15'9" x 10'5" at widest point)

Dual windows to rear overlooking rear garden with sea views beyond. A further obscured side window allows light to flood in. A range of floor standing units with a Range cooker and Butler sink with mixer tap. Tiled terracotta floor and space for a kitchen table. Door to:

### Utility Room

2.01m x 2.54m (6'7" x 8'3")

Walk-in cupboard with side window, shelving for storage and room for white goods.

### Downstairs WC

Low-flush WC, wall-hung wash hand basin, tiled floor with obscured window to rear.

### First Floor Landing

Window overlooking rear garden with views beyond. Access hatch to large fully boarded loft with three Velux windows and pull-down ladder. Possible to fully convert STNC. Leading to:

### Snug

3.56m x 2.72m (11'8" x 8'11")

Coved ceiling with large picture window offering glorious 180 degree views of the rear garden, roof tops and the sea beyond. A perfect space to relax.

### Master Bedroom with Walk-In Wardrobe

3.91m x 4.58m (12'9" x 15'0")

Large spacious room with large window offering glorious 180 degree views towards the sea. Large walk-in wardrobe with window to front.

### En-Suite Shower Room

Obscured window towards front, corner shower cubicle, low-flush WC, wash hand basin and heated towel rail. Fully tiled with blue mosaics.

### Bedroom 2

3.20m x 3.88m (10'5" x 12'8")

Good sized double bedroom with a range of built-in storage and window to front overlooking front garden.

### Bedroom 3

3.52m x 2.64m (11'6" x 8'7")

Double bedroom with window to front overlooking front garden.

### Bedroom 4

2.09m x 2.38m (6'10" x 7'9")

Good sized single bedroom with window to front overlooking the front garden.

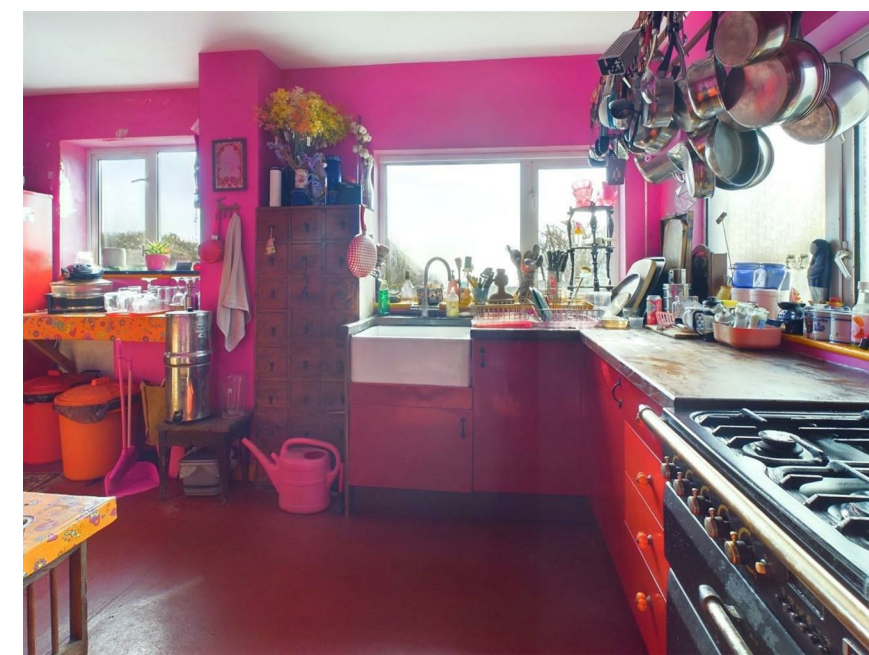
### Garage

3.99m x 6.51m (13'1" x 21'4")

With up-and-over door and light and power. Door and window to rear allowing access to the rear garden. 'Worcester' boiler, newly installed 2023.

### Rear Garden

A nature lover's paradise with an abundance of mature shrubs, trees and flowers including snow drops. Two raised decked areas allow views of the sea over the rooftops. Areas laid to lawn with a central spiral of various hedging with a secret centre. Small summer house and additional seating and side access.



- Substantial 1930s Detached House
- 4/5 Bedrooms - Master Bedroom with Walk-In Wardrobe & En-Suite
- 2/3 Reception Rooms
- Stunning 180 Degree Views Over Rooftops to the Sea
- Versatile Accommodation with Opportunity to Update & Improve
- Working Open Fireplace
- Garage & Off Road Parking for Two Cars
- Large South-Facing Garden with Sea Views
- Short Stroll to Bus Stop & High Street with Good Selection of Shops
- Possibility of No Onward Chain

We are pleased to offer for sale this Substantial Detached 1930s Family Home occupying a good sized plot with truly spectacular views! This property offers versatile accommodation and is made up of a large living/sun room, dining room/bedroom 5, a downstairs WC and a kitchen/breakfast room with utility on the ground floor. Four further bedrooms with the master having an en-suite and walk-in wardrobe, a family bathroom and additional Snug area with amazing 180 degree views are on the first floor, accessed via an attractive turned staircase. The large boarded loft has three Velux windows and power and light and is ripe for conversion STNC. The rear garden is a good size and a wildlife haven with again stunning views especially from the two terraced areas. A larger than average integral garage and off-road parking for two cars completes the picture. The property offers the opportunity for updating and would make a truly wonderful and characterful family home. Being minutes from the High Street with its array of shops, cafes and restaurants and close to good transport links makes this special property ideally located.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax  
Band: E