

## Cranleigh Avenue, Saltdean, BN2 7GT

Approximate Gross Internal Area = 156.8 sq m / 1688 sq ft  
 Studio = 9.6 sq m / 103 sq ft  
 Total = 166.4 sq m / 1791 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
 Imageplansurveys @ 2024



JohnHilton

Total Area Approx 1688.00 sq ft

6 Cranleigh Avenue, Rottingdean, BN2 7GT

To view, contact John Hilton:  
 52 High Street, Rottingdean, BN2 7HF  
 132-135 Lewes Road, Brighton, BN2 3LG  
 01273 608151 or sales@johnhiltons.co.uk

**Guide Price £925,000-£950,000**  
**Freehold**





JohnHilton



JohnHilton



JohnHilton



JohnHilton

#### Approach

Paved driveway with brick-edged steps up to lawned front garden, paved and covered entrance porch and part-glazed UPVC front door.

#### L-Shaped Entrance Hall

Oak-effect flooring, glazed crittal window through to kitchen, turning staircase to first floor with double glazed window to front and understairs storage cupboard.

#### Open-Plan Kitchen/Dining/Family Room

L-shaped room with double aspect, comprising:

#### Kitchen/Dining Room

7.43m x 3.37m (24'4" x 11'0")  
Double glazed window overlooking rear garden. Shaker-style drawer units with rose gold handles, marble work surfaces and upstands including central island with drawer storage, ceramic hob and one-and-a-half bowl under-mounted sink with rose gold mixer tap. Integrated dishwasher, integrated 'Bosch' double oven, vertical column radiator, inset LED downlights and porcelain tiled floor which extends through sliding door into utility room. Dining area has an open fireplace with Oak beam mantel, inset LED downlights and engineered Oak-effect flooring which extends through to:

#### Family Room

5.09m x 3.41m (16'8" x 11'2")  
Triple aspect with bi-fold doors onto rear garden and floor-to-ceiling double glazed windows to either side, glazed roof light, inset downlights and vertical column radiator.

#### Utility Room

Accessed via obscure glazed sliding door from kitchen. Double glazed window and obscure glazed UPVC door with cat flap to rear garden. White flat-front wall and base units, white work surface with inset single bowl stainless steel sink and drainer, and space for American-style fridge/freezer. 'Vaillant' combination boiler, porcelain tiled floor, inset downlights and door into:

#### Shower Room

Double shower cubicle with sliding glass doors, metro-tiled surround, rainfall shower head and hand-held shower attachment on riser, wash hand basin with mixer tap and low-level WC. 'Jack and Jill' doors to Utility Room and:

#### Bedroom 4

3.07m x 2.05m (10'0" x 6'8")  
Double glazed window to front, vertical column radiator, inset downlights, neutral carpet and door to Entrance Hall.

#### Lounge

4.53m x 3.40m (14'10" x 11'1")  
Dual aspect with double glazed windows to front and side with sea views, fireplace with Oak beam mantel, neutral carpets, coved ceiling and ceiling rose.

#### First Floor Landing

Galleried with double glazed window to front and access to loft space.

#### Bedroom 1

4.54m x 3.43m (14'10" x 11'3")  
Two double glazed windows overlooking rear garden with easterly sea views, two radiators, inset downlights and neutral carpet.

#### Bedroom 2

4.32m x 3.41m (14'2" x 11'2")  
Dual aspect with double glazed windows to front and side with westerly sea views, radiator and inset downlights (this room originally had an en-suite).

#### Bedroom 3

3.40m x 2.87m (11'1" x 9'4")  
Double glazed window overlooking rear garden with easterly sea views, radiator, inset downlights and neutral carpet.

#### Bathroom

Obscure double glazed window to front. Freestanding double-ended bath with waterfall mixer tap and fully-tiled shower cubicle with glass door, rainfall shower head and hand-held shower attachment on riser. Wall-mounted shelf with conical counter-top wash basin with waterfall mixer tap, further wall-mounted shelf below and raised back-to-wall WC with concealed cistern. Heated towel rail, inset downlights, part-tiled walls and luxury vinyl tile flooring.

#### Rear Garden

Decked patio area with composite boards, further patio area with feature white pebbles, outside lights, walled and fenced boundaries and side return with space for storage sheds leading to door to rear of garage. Lawned garden with mature shrub and Palm planting and feature white pebble pathway leading to:

#### Garden Room / Home Office

3.56m x 2.71m (11'8" x 8'10")  
Timber log cabin with two double glazed doors and window to front plus decked veranda onto garden, internet point and phone line.

#### Garage & Store

4.84m x 2.56m (15'10" x 8'4")  
Electric roller door and rear area for storage, with power and lighting.



JohnHilton



JohnHilton



JohnHilton

\*\*\* GUIDE PRICE £925,000-£950,000 \*\*\*

Stunning detached four bedroom home with sea views, presented in excellent order throughout, having been extended to create an open-plan living space combining kitchen, dining and lounge area with a roof light and bi-fold doors onto the rear garden. There is a second reception to the ground floor along with a bedroom/office, shower room and utility room, while on the first floor you have three double bedrooms and a family bathroom. To the front is a raised lawned garden and driveway with off-road parking for two cars leading to the garage, and to the rear you have a well-stocked lawned garden with mature planting and a garden room/home office. The property is situated within a short walk of Rottingdean Village with its mix of local eateries, Tesco Express, Post Office, pharmacy and boutique shops, Rottingdean Beach and the undercliff walk all the way to Brighton Marina (3.3 miles). The area is well served for buses into the city, just 5.2 miles from Brighton Mainline Station, 5.5 miles from the A27/A23 road networks, and 5.3 miles from Newhaven where the ferry crosses to Dieppe. The recently renovated Saltdean Lido is just a 10-minute walk away with its open-air swimming pool, gym, cafe and restaurant.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax  
Band: E

- Detached
- Four/Five Bedrooms
- Open-Plan Living Area
- Second Reception
- Stunning Sea Views
- Separate Utility Room
- Two Bathrooms
- Off-Road Parking
- Garage & Store
- Garden Studio / Home Office

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

JohnHilton