

## Oaklands Avenue, Saltdean, BN2 8LQ

Approximate Gross Internal Area = 241.0 sq m / 2594 sq ft  
 Store = 8.6 sq m / 92 sq ft  
 Total = 249.6 sq m / 2686 sq ft



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



Total Area Approx 2686.00 sq ft

17 Oaklands Avenue, Saltdean, BN2 8LQ

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**Guide Price £1,000,000-£1,100,000**  
**Freehold**





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## 17 Oaklands Avenue Saltdean, BN2 8LQ

### Approach

Attractive double-fronted detached house part-clad with modern grey wood-effect fascia and part-rendered. Block paved driveway with off-road parking for four cars. Low rendered wall with brick cappings to front, gated side access to rear garden and side access into utility room. Walled steps up to UPVC front door with leaded light glazed panels, opening into:

### Entrance Lobby

Tiled floor, inset downlights and shoe cupboard. Panelled, part-glazed double doors into:

### Entrance Hall

Modern wood-effect flooring throughout the ground floor, feature coving, dado rail, stairs with turned newel post and balustrades ascend to first floor, understairs cupboard with power sockets and lighting. Doors to lounge and open-plan dining/living/kitchen space.

### WC

Spacious cloakroom with low-level WC, wash hand basin with tiled splashback and period style taps, oak shelf and mirror above, towel rail. Coved ceiling, inset downlights and extractor fan.

### Open-Plan Dining/Living/Kitchen Space:

### Dining/Living Area

6.85m x 3.51m (22'5" x 11'6") Triple aspect with double glazed leaded light bay window having stunning sea and rear garden views, double glazed window to side and bi-fold doors to rear garden. Modern feature electric fire with glow effect, inset TV space, inset downlights, modern design radiators.

### Kitchen/Breakfast Area

5.34m x 3.26m (17'6" x 10'8") High-gloss concrete-effect base and wall units and central island with breakfast bar, 800mm induction hob and extraction into ceiling above. Modern square-edge work surfaces, one-and-a-half bowl sink with drainer and mixer tap, double oven, integrated larder fridge. Electric points with USB charging points, under-cabinet lighting and inset downlights. Bi-fold doors open onto patio with wonderful garden views. Door into larder/utility room and part-glazed double doors into:

### Conservatory

4.86m x 3.91m (15'11" x 12'9") Double glazed French doors onto rear garden with floor-to-ceiling windows to either side, low brick walls with nine double glazed windows and double radiator. Part-glazed leaded light and panelled double doors into:

### Lounge

7.68m x 4.92m (25'2" x 16'1") Dual aspect with double glazed leaded light window to front, capturing stunning sunsets and sea views. Feature coving, modern design radiator, wood-effect flooring, door to hallway and door into:

### Bedroom / Utility Room

3.11m x 3.01m (10'2" x 9'10") Double glazed French doors onto patio and rear garden. Square-edge work surfaces with inset single bowl sink, range of flat-front storage units with plumbing for washing machine, inset downlights and modern design radiator.

### Larder / Utility Room

Accessed via door from kitchen area with double glazed window to rear. Modern square-edge work surfaces, inset single bowl sink with mixer tap, high-gloss storage with full-height cupboard, inset downlights and door to side access.

### First Floor Landing

Galleried carpeted landing with dado rail and feature coving. Two double cupboards, one with slatted shelving and the other housing water tank and immersion. Half-landing with door into:

### Family Bathroom

Obscure double glazed window to rear, attractive matching wall, floor and bath panel tiles with feature dado tiling, and chrome heated towel rail. Panel-enclosed bath with mixer tap, thermostatic shower, glass shower screen and recess with glass shelving and inset display downlight. Vanity unit comprising inset wash basin with mixer tap, cupboards below and low-level WC with concealed cistern.

### Bedroom 1

5.47m x 4.35m (17'11" x 14'3") Dual aspect room with wood-effect flooring, two eaves storage cupboards, vertical column-style radiator, inset downlights and central pendant light fitting. Opening through to dressing area with walk-in wardrobe, clothes hanging rails and high-level wall-mounted shelving. Double glazed window in bedroom overlooking rear garden, and double glazed window in dressing area with sea views to front.

### En-Suite Bathroom

Obscure double glazed window to rear, attractive geometric wall tiles and splashbacks, and inset downlights. Freestanding bath with recessed shelf and mixer tap, walk-in shower with rainfall shower head and separate hand-held attachment on riser, wall-mounted WC with concealed cistern, vanity unit with two sinks and mixer taps with drawers below, and recessed mirror with inset downlights. Two recesses with glass shelving and inset display downlights. Wall-mounted storage cupboard with drawers below.

### Study

1.70m x 1.60m (5'6" x 5'2") Double glazed leaded light window with sea views, built-in sliding shelf storage and inset downlights. Room was previously a bathroom and still has plumbing in situ offering potential to revert.

### Bedroom 4

2.79m x 2.71m (9'1" x 8'10") Double glazed leaded light window to front with sea views, modern design radiator, TV point and neutral carpet.

### Bedroom 2

3.42m x 3.40m (11'2" x 11'1") Double glazed leaded light windows to front with sea views, modern design radiator, coved ceiling and neutral carpet.

### Bedroom 3

3.51m x 3.38m (11'6" x 11'1") Double glazed window overlooking rear garden, modern design radiator, coved ceiling and neutral carpet.

### Rear Garden

Paved patio area with steps up to a lawned level garden with raised borders with mature shrubs and planting. Steps lead up to a further patio area with ample space for garden furniture, plus garden room with power, lighting and glazed French doors with views across Saltdean.

### Store

3.20m x 2.70m (10'5" x 8'10") Up-and-over door, power and lighting, shelf storage.



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\*\*\* GUIDE PRICE £1M-£1.1M \*\*\*

An imposing 4/5 bedroom detached house situated on a quiet street in the heart of Saltdean and benefitting from stunning sea views from all the principal rooms. Presented in excellent order throughout, the property offers modern open-plan family living with two further good size reception rooms, two bathrooms and separate WC. The modern kitchen has bi-fold doors that open onto the attractive lawned rear garden, which has a garden room that could be used as an office or a gym, and the adjoining conservatory has French doors also opening onto the garden. There are four bedrooms and a study on the first floor, the principal bedroom suite having a dressing room with walk-in wardrobe and en-suite bathroom with separate shower. The property is situated between Longridge Avenue and Lustrells Vale shopping parades which both offer a variety of independent cafes and restaurants, and just a 10-minute walk from the beach, the newly renovated Saltdean Lido and the South Downs, as well as excellent bus services both locally and into the city centre.

- Detached Family Home
- 4/5 Bedrooms
- Principal Suite with Dressing Room & En Suite
- Open-Plan Living
- Two Further Receptions
- Modern Kitchen with Bi-Fold Doors to Rear Garden
- Double Glazing Throughout
- Stunning Sea Views
- Ample Off-Road Parking
- Garden Room

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	62	72
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales	EU Directive 2002/91/EC		

Council Tax  
Band: D

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