

Wicklands Avenue, Saltdean, BN2 8EP

Approximate Gross Internal Area = 195.0 sq m / 2099 sq ft

Loft = 38.3 sq m / 412 sq ft

Outbuildings = 27.5 sq m / 296 sq ft

Total = 260.8 sq m / 2807 sq ft

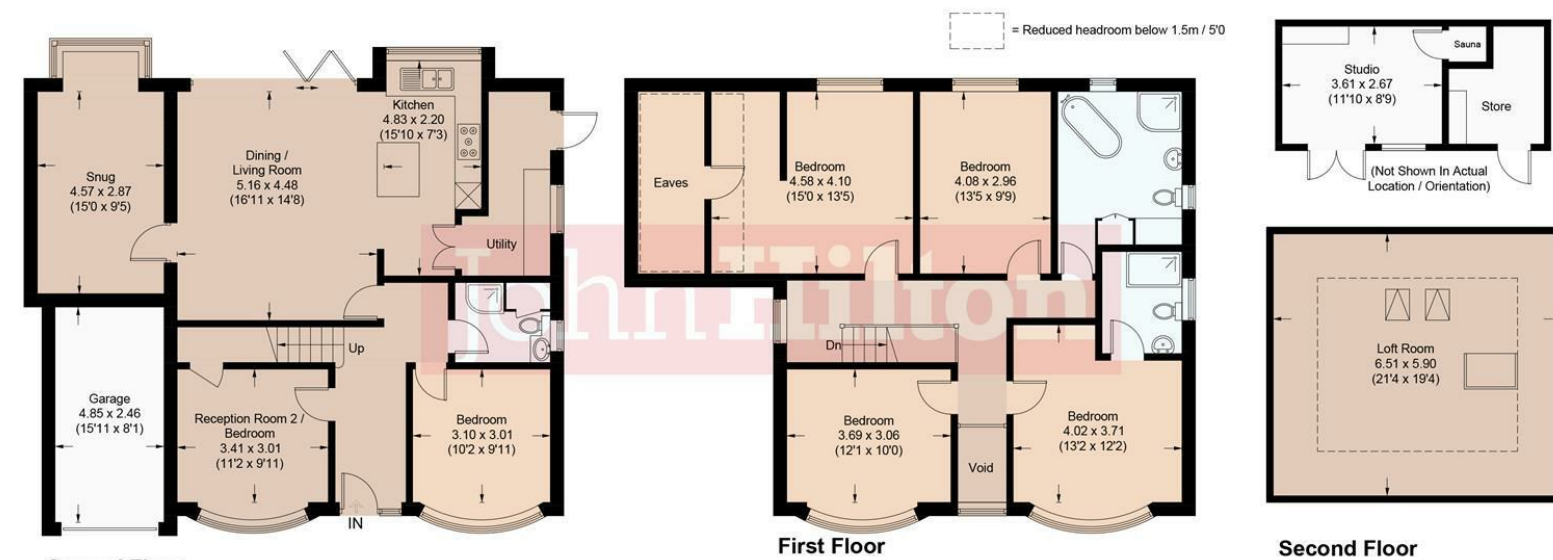


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 2099.00 sq ft

84 Wicklands Avenue, Saltdean, BN2 8EP

To view, contact John Hilton:
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Guide Price £850,000-£900,000
Freehold

Filter based on rating



Approach
Polar white pebble driveway with off-road parking and path to front door, lawned either side with mature shrubs, four security lights, outside power supply and outside tap.

Entrance Hall
Oak engineered flooring, radiator, downlights, stairs to first floor.

Ground Floor Shower Room
Obscure glazed window to side, corner shower enclosure with mixer tap, vanity unit with inset wash basin and WC with concealed cistern, wall-mounted mirror, heated towel rail, extractor fan.

Kitchen
4.83m x 2.20m (15'10" x 7'2")
Range of 'Wren' wall and base units, luxury laminate work surfaces, matching central island with three pendant light fittings over, coffered ceiling with recessed lighting and downlights. Pencil grey acrylic sink with mixer tap and drainer, 'AEG' five-ring induction hob with 'KKT Kolbe' extractor hood and integrated appliances including 'Hotpoint' single oven, combi microwave and oven, 'Hoover' dishwasher and 'Bosch' fridge freezer. Sliding window to rear garden, vertical column radiator, oak engineered flooring extends through to:

Dining/Living Room
5.16m x 4.48m (16'11" x 14'8")
Coffered ceiling with recessed lighting and downlights, surround sound wiring, radiator, bi-fold doors onto rear garden with views to Telscombe Tye.

Snug
4.57m x 2.87m (14'11" x 9'4")
Box bay window to rear, two radiators, pendant light fitting, picture rail.

Utility Room
Concealed entrance from kitchen. Luxury laminate worktop, space and plumbing for washing machine and dishwasher, 'Ideal' boiler, electric meter, consumer unit, extractor fan, pendant light fitting, window and part-glazed door to side.

Second Reception/Bedroom
3.41m x 3.01m (11'2" x 9'10")
Original parquet flooring, bay window to front, built-in cupboard, pendant light fitting.

Bedroom
3.10m x 3.01m (10'2" x 9'10")
Bay window to front, radiator, pendant light fitting, grey carpet.

First Floor Landing
Window to front, glass balustrades, radiator, downlights and low-level night lights.

Master Bedroom
4.02m x 3.71m (13'2" x 12'2")
Bay window to front, central pendant light fitting, two hanging pendant bedside lights and downlights, TV and internet points, radiator, grey carpet.

En-Suite Shower Room
Window to side, wood-effect tiled floor, wash basin, low-level WC, large walk-in glass shower enclosure with tiled surround and recessed shelf, heated towel rail.

Bedroom
4.58m x 4.10m (15'0" x 13'5")
Window to rear with views towards Telscombe Tye and the sea, eaves storage (dry lined), radiator, downlights and grey carpet.

Bedroom
4.08m x 2.96m (13'4" x 9'8")
Window to rear with views towards Telscombe Tye and the sea, TV and internet points, radiator, downlights, grey carpet.

Bedroom
3.69m x 3.06m (12'1" x 10'0")
Bay window to front, TV and internet points, radiator, downlights, grey carpet.

Bathroom
Windows to rear and side, wood-effect tiled floor, freestanding bath, corner shower enclosure with curved glass screen, pedestal wash basin, low-level WC, fitted cupboard with inset shelving, downlights, radiator, heated towel rail.

Loft Room
6.51m x 5.90m (21'4" x 19'4")
Boarded and insulated to building regs, two radiators, two Velux windows with sea views.

Rear Garden
Steps lead down to two-tier paved terrace with glass balustrades to top tier. Side access to both sides, further steps down to 100 sqm lawn with mature shrubs, polar white pebble borders and fenced boundaries. Cabin/studio (3.61m x 2.67m) with timber casement window and double doors, TV and internet points, bar area, sauna with towel rail and extractor fan, and separate storage area with door to rear garden.

Garage
4.85m x 2.46m (15'10" x 8'0")
Up-and-over door, fitted shelving, power and gas meter.



*** GUIDE PRICE £875,000-£900,000 ***
A striking five bedroom, Three reception detached house situated within a short walk of local shops and bus services into Brighton city centre. The property benefits from a generous south-facing garden, sea views and single garage approached via its own drive with ample off road parking. Presented in immaculate order throughout on the ground floor you have a modern open-plan family living with southerly aspect, two further reception rooms , separate utility room, a double bedroom and a family bathroom, whilst on the first floor you have a spacious landing leading to four double bedrooms a further family bathroom and en-suite shower room to the principle bedroom. The property has scope to extend in to the roof space and has already been boarded and insulated with Velux windows

The open-plan living space has bi-fold doors that open out onto a well-presented two-tier sun terrace with glass balustrades, leading down to a lawned garden with garden room/office with a 2 person sauna, bar area and storage/workshop. The property is located within walking distance of Longridge Avenue which offers a a variety of shops and local amenities, pubs, restaurants and bus services to Brighton city centre. Viewing is highly recommended.

- 5 Bedroom, 3 Reception Detached House
- Sea Views
- Garage & Off-Road Parking
- South-Facing Garden
- Immaculately Presented with High Spec Finish
- Open-Plan Kitchen/Dining/Living
- Separate Utility Room
- Garden room / office with Sauna
- UPVC Double Glazed Throughout
- Close to Local Amenities & Bus Services

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	78
(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: D

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