

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 8PA

To view, contact John Hilton:
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Guide Price £975,000-£1,000,000
Freehold



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17 Oaklands Avenue Saltdean, BN2 8PA

*** GUIDE PRICE £975,000-£1,000,000 ***

Detached house with coastal views located in popular West Saltdean, bordered by the South Downs National Park and the English Channel. The property lies just 4 miles from Brighton's city centre with its mainline railway links to London and Gatwick.

This imposing 4/5 bedroom detached family home benefits from stunning sea views from all the principal rooms. Presented in excellent order throughout, the property offers modern open-plan family living with the front door opening into an impressive hallway with a sweeping staircase to the first floor, ample storage and a WC, and opening onto a stunning open-plan living/dining space and modern high specification kitchen with central island and integrated appliances, separate utility room/larder, and bi-fold doors opening onto the attractive lawned rear garden. Double glass doors lead you through to the Conservatory Garden Room where further double French doors open into the southerly aspect formal reception room with a dual aspect and sea views. A bedroom/third reception room completes the ground floor, with French doors opening out to the rear patio. Upstairs, the galleried landing has ample storage and leads to four double bedrooms, the principal bedroom having a dual aspect, a dressing area with walk-in wardrobe and a full en-suite bathroom with bath tub and separate shower enclosure, plus a further family bathroom and study.

Outside, the property offers ample off-road parking to the front and a storage room accessed via the up-and-over garage door - perfect for paddleboards and bikes. The manicured rear garden is mainly laid to lawn with mature raised beds housing Mediterranean-style planting and paved patio areas and steps leading up to a summer house that could be used as a home office or gym.

The property is situated between Longridge Avenue and Lustrells Vale shopping parades which both offer a selection of independent cafes, restaurants, bars, pubs and convenience stores including Post Offices, chemists and Co-Ops. It is just a 10-minute walk from the beach, Saltdean Lido and Whitecliffs Café & Bar and there are excellent bus services both locally and into Brighton city centre. You can also take the undercliff walk all the way to Brighton Marina and stop at the Reading Room at Black Rock - the new hotspot for a coffee - before continuing along the promenade into the city centre to explore the historical Lanes with their array of antique and jewellery shops, hit the shops at Churchill Square or the North Laine district, or take in the sights including the Royal Pavilion, Corn Exchange, Brighton Museum and the famous Pier.



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- VIEWING IS HIGHLY RECOMMENDED
- Detached Five Bedroom House
- Open-Plan Living/Dining/Kitchen & Conservatory
- Utility Room
- Formal Reception Room
- Study
- Two Bathrooms Plus Ground Floor WC
- Landscaped Level Rear Garden with Summer House
- Off-Road Parking
- Magnificent Sea Views

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	62
(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