



Total Area Approx 911.99 sq ft

88 Westfield Avenue North, Saltdean, BN2 8HQ

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Guide Price £425,000-£450,000
Freehold

**88 Westfield Avenue North,
Saltdean, BN2 8HQ**

*** GUIDE PRICE £425,000-£450,000 ***

A spacious, detached, three bedroom bungalow presented in immaculate condition throughout. The property comprises a generous entrance hall, living room with views of the South Downs and separate kitchen/dining room with Shaker-style units, integrated appliances and sliding patio doors onto the rear garden, along with three good sized bedrooms and a family bathroom with panelled bath and separate shower. The property benefits from a garage under the house and driveway with space for two cars. Attractive front and rear gardens, easy access to wonderful walks on the South Downs and a bus service directly into the city centre just 50 feet from your front door.

Approach

Block paved driveway to garage under house and mature front garden mainly laid to lawn with evergreen planting. Path leading to UPVC front door with obscure glazed panels and sidelight opening into entrance vestibule. Further obscure double glazed aluminium door into:

Entrance Hall

Generously sized with engineered oak-effect flooring, coved ceiling and hatch offering access to loft housing 'Worcester' boiler. Multi-pane glazed double doors with multi-pane glazed sidelights leading into:

Living Room

5.01m x 3.64m (16'5" x 11'11")
Westerly aspect with double glazed window to front offering views to the South Downs. Open fireplace with stone mantel, inset shelves, stone hearth and gas point, engineered oak-effect flooring, coved ceiling and three wall light points.

Kitchen

3.32m x 4.18m (10'10" x 13'8")
Shaker-style base and wall units with under-cabinet lighting, roll-edge work surfaces with white metro tiled splashbacks, inset single-bowl stainless steel sink with mixer tap and drainer, inset stainless steel four-ring gas hob with 'Diplomat' electric oven under and stainless steel extractor hood over. Integrated 'Hotpoint' washing machine, integrated fridge and separate under-counter freezer. Coved ceiling, inset downlights and brushed stainless steel plug sockets. Sliding patio doors to rear garden.

Bathroom

Panel-enclosed bath with part-tiled surround, central mixer taps and integrated hand shower apparatus, fully tiled single shower cubicle, vanity unit comprising inset wash basin with mixer tap and part-tiled surround, low-level WC with concealed cistern. Heated towel rail, fitted part-glazed storage cupboard, obscure double glazed window to side and coved ceiling.

Bedroom 1

4.25m x 2.55m (13'11" x 8'4")
Good sized double with double glazed window to front offering views to the South Downs, coved ceiling and neutral carpet.

Bedroom 2

3.02m x 4.00m (9'10" x 13'1")
Good sized double with double glazed window overlooking rear garden, coved ceiling and neutral carpet.

Bedroom 3

2.27m x 3.02m (7'5" x 9'10")
Good sized single with double glazed window to side, coved ceiling and neutral carpet.

Garage

5.20m x 2.60m (17'0" x 8'6")
Up-and-over door, power and light.

Rear Garden

Patio area with raised shingle terrace and lawned area to one side.



- Detached Bungalow
- Three Bedrooms
- Modern Gas Heating System
- Immaculately Presented Throughout
- Double Glazing
- Separate Garage Plus Off-Road Parking
- Low Maintenance Garden
- Views to South Downs
- Vendor Suited
- Scope to Extend into Loft (STPC)

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 79 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 62 | |
| England & Wales | EU Directive 2002/91/EC |

Council Tax Band: **D**