

## Ashdown Avenue, Saltdean, BN2 8AH

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft  
Garage / Workshop = 18.8 sq m / 202 sq ft  
Total = 141.7 sq m / 1525 sq ft

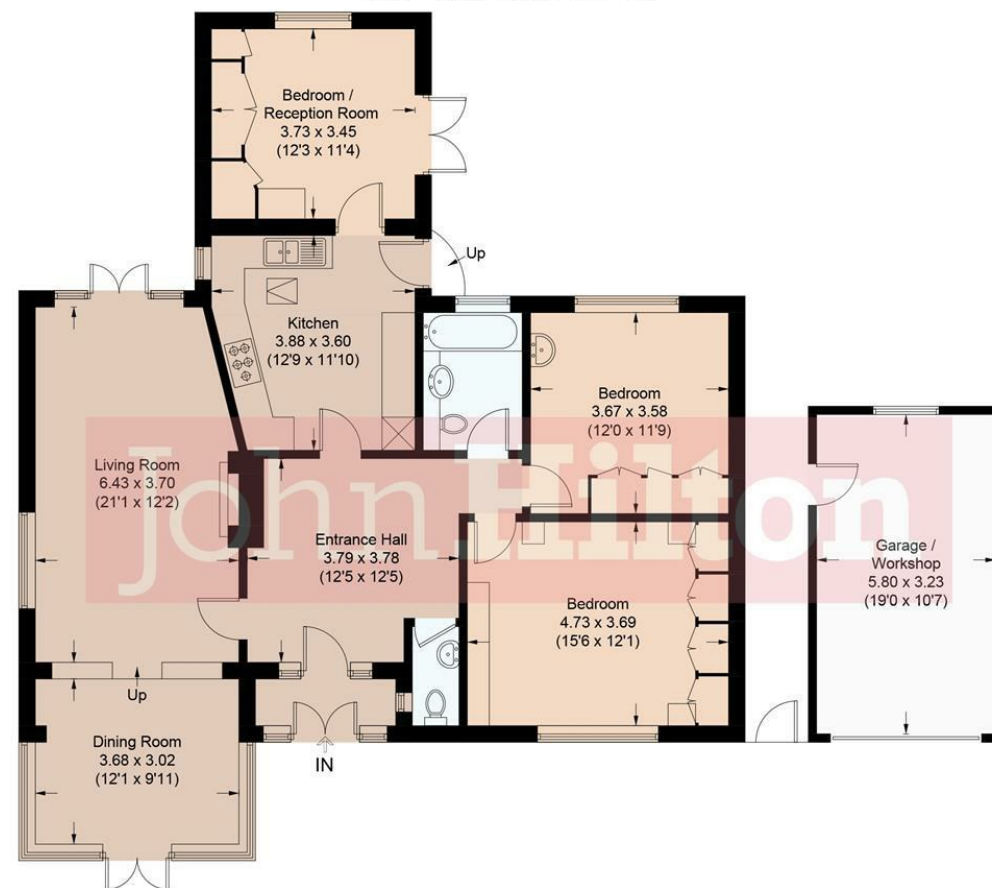


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2024



Total Area Approx 1525.00 sq ft

8 Ashdown Avenue, Saltdean, BN2 8AU

To view, contact John Hilton:  
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**Guide Price £750,000-£775,000**  
**Freehold**





# 8 Ashdown Avenue Saltdean BN2 8AU

\*\*\* GUIDE PRICE £750,000-£775,000 \*\*\*

Attractive detached three-bedroom bungalow with good sized mature gardens, benefitting from stunning coastal views from the principal rooms and with scope to extend, subject to the usual consents.

The property is presented in good decorative order throughout and comprises a spacious double-height entrance hall with high-level windows filling the space with light, a through lounge-dining room with dual aspect and patio doors opening onto both front and rear gardens. The property has stunning coastal views to the front, separate modern kitchen with window, glazed door and Velux roof light, three good sized bedrooms and a fully-tiled family bathroom with bath and shower over.

The main bedroom has ample storage with fitted wardrobes and drawer units and sea views from your bed. The second and third bedrooms both have fitted wardrobes, the latter also having a drop-down bed concealed in a wardrobe unit and views over the mature Westerly rear garden, as well as French doors opening onto the rear patio.


Outside you have a block paved driveway to the detached garage and mature well-stocked front and rear gardens that have patio entertainment areas that lead onto the attractive sunny garden. There is a further raised patio area to the side and a garden store.

The recently renovated Saltdean Lido with open-air swimming pool, gym, cafe and restaurant is within a short walk, as are the beach and undercliff walk and local shops. Furthermore, the neighbouring historic village of Rottingdean has an array of independent boutiques and shops including a Post Office, butchers and Tesco Express, as well as a variety of cafes, restaurants and traditional pubs. The area is well served for buses and is located approximately 5 miles from the city centre, Brighton Station and the A27/A23 road networks.

Viewing of this delightful home is highly recommended.



- Detached Three Bedroom Bungalow
- Scope to Extend (STPC)
- Lounge-Dining Room with Dual Aspect
- Spacious Double-Height Entrance Hall
- Modern Bathroom & Separate WC
- Mature Gardens to Front & Rear
- Splendid Views Across Saltdean to the Sea
- Driveway & Garage
- Plenty of Built-In Storage
- Close to Local Amenities & Buses to City Centre

Energy efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(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