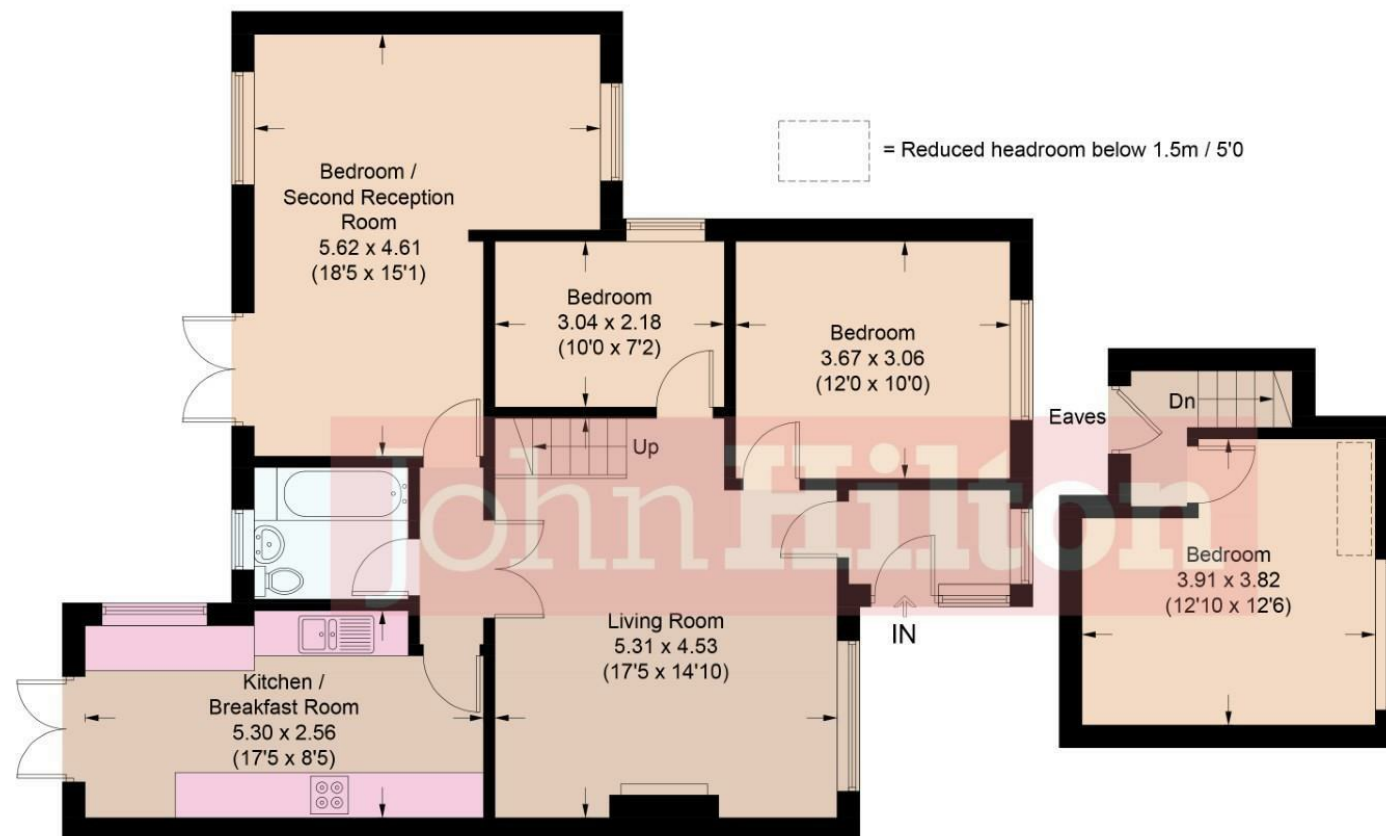


Oaklands Avenue, Saltdean, BN2 8PB

Approximate Gross Internal Area = 104.9 sq m / 1129 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1129.00 sq ft

81 Oaklands Avenue, Saltdean, BN2 8PB

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £549,000-£575,000
Freehold



81 Oaklands Avenue Saltdean, BN2 8PB

*** GUIDE PRICE £549,000-£575,000 ***

A deceptively spacious, extended, semi-detached three/four bedroom chalet bungalow located only a short walk from Longridge Avenue shopping parade, the beach and Saltdean Lido. The property comprises a mature front garden with raised patio section with beautiful sea views and a sunny rear garden. The versatile accommodation is currently laid out as four bedrooms and offers the ability to have a separate reception room along with a good size kitchen/breakfast room, a modern family bathroom and a good size living/dining room. All of the front-facing rooms have sea views across Telscombe Tye, whilst the attractive rear garden offers all the space needed for private entertaining. There is off-road parking for two vehicles.

Approach

Mature, lawned front garden with raised patio section, beautiful sea views and driveway providing off-road parking for two vehicles.

Entrance Porch

UPVC door with coloured leaded light, two double glazed windows and a Southerly aspect over the front garden. Cupboard housing electric consumer board and glazed door into:

Living Room

5.31m x 4.53m (17'5" x 14'10")
Double glazed Southerly aspect window with views across the Tye to the coast, coal-effect gas fire with feature hardwood surround and mantle, marble inset and hearth, coved ceiling, open-tread staircase ascends to loft room and glazed double doors lead to inner hall.

Kitchen/Breakfast Room

5.30m x 2.56m (17'4" x 8'4")
Dual aspect with double glazed window and sliding patio doors leading out to the rear garden. Beech-effect work surfaces with tiled splashbacks, Shaker-style base and wall units, inset stainless steel sink with drainer and mixer tap, ceramic hob with 'Hotpoint' fan-assisted oven below and stainless steel extractor over, integrated dishwasher and space for washing machine, tumble dryer and fridge-freezer. 'Valliant' gas boiler, tiled floor, inset downlights and radiator.

Bathroom

Obscure double glazed window, slate-effect tiled floor and white tiled walls, panelled bath with mixer tap and thermostatic controlled shower with rainfall shower head and separate hand shower on riser, pedestal wash basin, low-level WC and chrome heated towel rail.

Bedroom/Second Reception Room

5.62m x 4.61m (18'5" x 15'1")
L-shaped dual aspect room with double glazed window to front and double glazed window and French doors out to the rear garden. Coved ceiling.

Bedroom

3.67m x 3.06m (12'0" x 10'0")
Double glazed window with Southerly aspect offering views over the Tye to the coast, coved ceiling, wood-effect flooring and radiator.

Bedroom

3.04m x 2.18m (9'11" x 7'1")
Double glazed window to side, coved ceiling and radiator.

First Floor Landing

5.31m x 4.53m (17'5" x 14'10")
Door to eaves storage space and door to:

Bedroom

3.91m x 3.82m (12'9" x 12'6")
Double glazed window with views across the Tye to the sea, wood-effect flooring and radiator.

Rear Garden

Sunny raised rear garden with two patio/entertainment areas and steps rising to a lawned garden with attractive shrub and flower borders, sea views from patio seating area and timber garden room.



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

- Semi-Detached
- Four Bedrooms
- Separate Kitchen/Breakfast Room
- Double Glazing
- Off-Road Parking
- Sunny Rear Garden
- Views of the Sea & Telscombe Tye
- Good Decorative Order
- Side Access
- Short Walk to Local Shops & Beach