

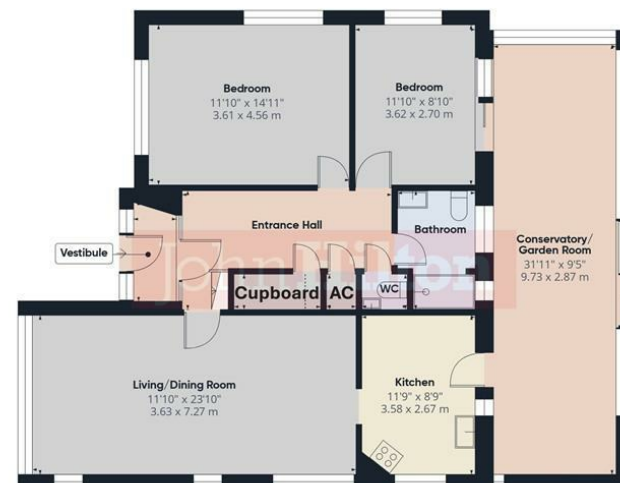
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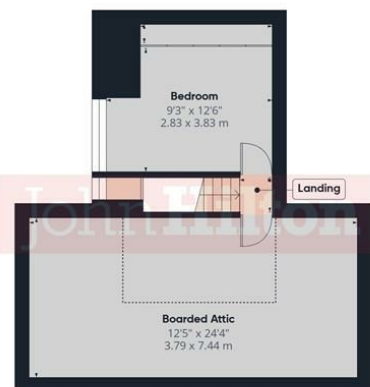
Est 1972



Ground Floor



Floor 1



Floor 2



Total Area Approx 1834.00 sq ft

129 Greenbank Avenue, Saltdean, BN2 8QP

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129 Greenbank Avenue Saltdean BN2 8QP

A detached, three-bedroom chalet bungalow offering scope to extend and update. This spacious property, situated on a corner plot with gardens to three sides, enjoys panoramic views over the South Downs as well as benefitting from sea views. The property occupies a raised position with the garage under the house, and a double-glazed vestibule to the front with glazed door and sidelights.



The spacious entrance hall has parquet flooring which extends through to the dual aspect living room with westerly views over the South Downs, southerly views to the sea, and stone fireplace with inset coal-effect gas fire. An archway leads through to the kitchen with oak hardwood panelled base and wall units, oak-edged worktops with one-and-a-half bowl stainless steel sink with drainer and four-ring stainless steel gas hob with glass and stainless steel extractor hood over. There's also an integrated AEG electric fan oven and separate grill, space and plumbing for washing machine and fridge-freezer, white tiled splashbacks with feature embossed tiles and tiled floor. A window and door lead into the conservatory/garden room which houses the 'Worcester' gas boiler and has double glazed windows and double-glazed sliding patio doors onto the rear garden, along with tiled flooring, storage and a double radiator.



Continuing the ground floor, you have two double bedrooms, both with dual aspects, one with built-in storage and views over the rear garden and the South Downs, the other with double glazed sliding patio doors into the conservatory/garden room. The family bathroom has a white suite including double walk-in shower with white metro tiled surround and sliding glass doors, built-in storage comprising inset wash basin and low-level WC with concealed cistern, heated towel rail and radiator.

On the first floor you have another double bedroom with built-in storage and stunning views of the South Downs, whilst across the landing you have a boarded attic, perfect for conversion (STPC)

Outside you have mainly lawned gardens with mature shrub and flower borders to three sides with level curb access to the garden and rear of the house from Coombe Rise, not forgetting the front terrace with wrought iron railings.

The property is within walking distance of local shops and amenities, the recently renovated Saltdean Lido, Saltdean Oval Park, the seafront, beach, and regular bus services into Brighton city centre.



- Detached House
- Three Bedrooms
- Attic Room (Fourth Bedroom STPC)
- Dual Aspect Living Room
- Bathroom and seperate WC
- Spacious Conservatory/Garden Room
- Garage Under House
- Separate Kitchen
- Stunning South Downs Views
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(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**