

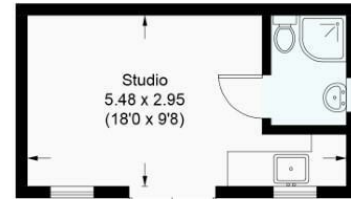
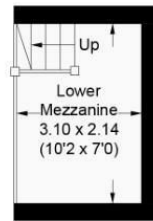
## Westfield Avenue North, Saltdean, Brighton, BN2 8HS

Approximate Gross Internal Area = 126.0 sq m / 1356 sq ft

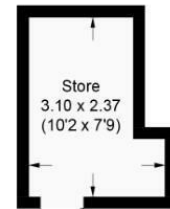
Lower Mezzanine = 6.7 sq m / 72 sq ft

Outbuilding = 22.3 sq m / 240 sq ft

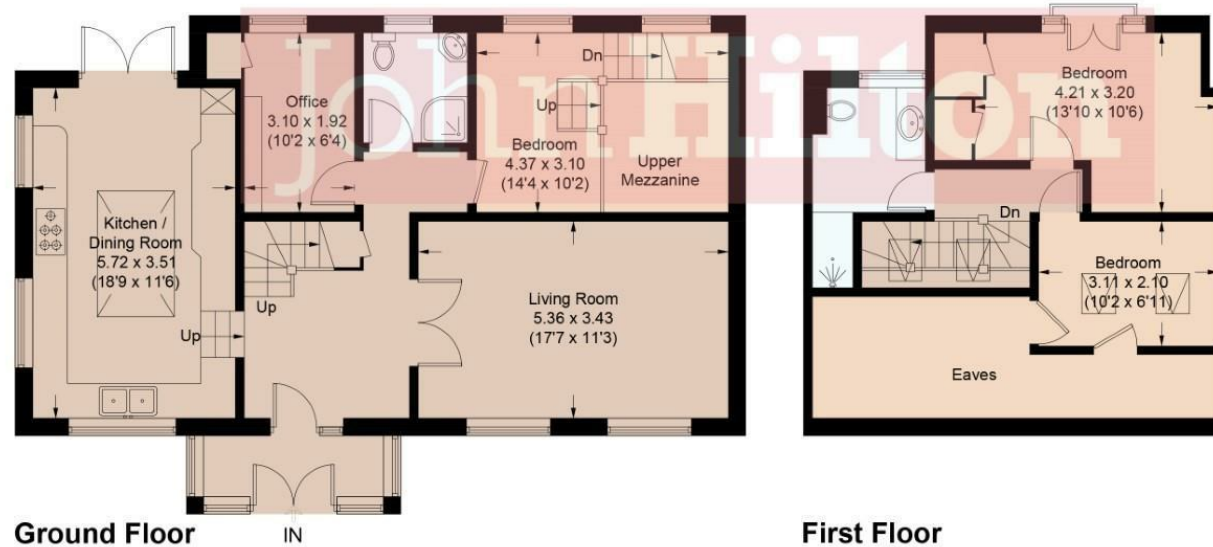
Total = 155.0 sq m / 1668 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

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



Total Area Approx 1668.00 sq ft

41 Westfield Avenue North, Saltdean, BN2 8HS

To view, contact John Hilton:  
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## £675,000 Freehold



## 41 Westfield Avenue North Saltdean BN2 8HS

A stunning four-bedroom detached house that has been finished to an exceptionally high standard throughout, with the added benefit of a studio/annexe in the rear garden.

The property has an open outlook, situated opposite a large green, and is approached via a landscaped front garden with block paved driveway, raised pond, raised borders and natural stone pathways to the double front doors, leading into a generous entrance vestibule with storage seating either side.

The spacious entrance hall has engineered natural oak floors, which continue throughout the ground floor, with double doors opening onto the southerly aspect living room. From the hall, steps lead down to the triple aspect kitchen/dining room with pitched skylight, underfloor heating and French doors leading out to the rear garden. Fitted with Shaker-style cabinetry, marble worktops with co-ordinating upstands, inset double butler-style sink, Rangemaster double oven with five-ring gas hob and integrated appliances. There are two bedrooms on the ground floor – one of which is split-level with a mezzanine sleeping area and dressing area under – and a family shower room.

On the first floor you have a further shower room with underfloor heating and two more bedrooms, the principal bedroom having French doors and a Juliette balcony offering stunning views of the South Downs, and the other with Velux windows, views over the green to the front and access to eaves storage.

Externally, the sunny rear garden has natural stone steps and a patio area with mature specimen olive trees and fenced boundaries, along with a garden annexe comprising a spacious studio room, separate shower room and kitchenette.

Located in favourable West Saltdean, there is a convenience store at the bottom of the road, along with a regular direct bus service into Brighton city centre, with more amenities, an Italian restaurant and take-aways available on nearby Lustrells Vale, just a few minutes' drive or a 15-minute walk from the property. The newly renovated Saltdean Lido and the beach are within a level 22-minute walk or a 6-minute cycle and there is easy access to wonderful walks on the South Downs just a short stroll from the front door.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 75                      | 79        |
| (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**

- Detached House
- Double Glazing & Gas Heating
- Separate Annexe
- Stunning Kitchen/Diner with Skylight
- Separate Living Room
- Four Bedrooms
- Off-Road Parking
- Level, Low-Maintenance Garden
- Opposite Open Green Space
- Underfloor Heating to Bathroom & Kitchen

