

Ashurst Avenue, Saltdean, BN2 8DR



Total floor area 119.9 m² (1,291 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Total Area Approx 1291.00 sq ft

'Ashurst House', 47 Ashurst Avenue, Saltdean, BN2 8DR

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Guide Price £625,000-£650,000
Freehold



'Ashurst House' 47 Ashurst Avenue Saltdean, BN2 8DR

*** GUIDE PRICE £625,000-£650,000 ***

Nestled in a highly sought-after location on the edge of open downland, this beautifully presented and thoughtfully renovated three-bedroom detached home offers a blend of character and comfort, with breathtaking views over Saltdean and out to sea.

From the moment you step into the entrance porch, you are greeted with a sense of warmth and considered design. A welcoming hallway flows seamlessly into a stunning open-plan living/dining space, bathed in natural light and with double doors that open onto a raised decked balcony, with uninterrupted views over the landscaped garden across Saltdean to the coastline. The living space retains its original teak flooring, which runs continuously through to the bespoke solid wood kitchen, fully fitted with integrated appliances, ample work surfaces including a breakfast bar, the original chimney breast and three windows which capture views of the rear garden. From here you have access to a useful separate utility room with WC. An additional living room completes the ground floor accommodation, featuring double doors that open out to a patio area surrounded by mature trees, shrubs, and flower borders, ideal for a peaceful morning coffee or evening relaxation.

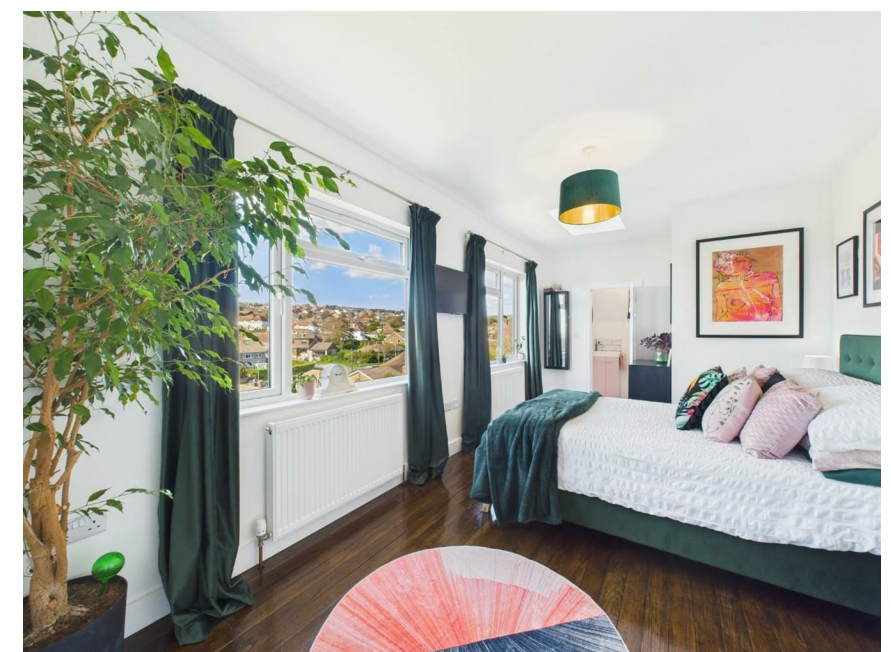
The first floor houses three generously proportioned double bedrooms, two of which benefit from built-in wardrobes, while the principal bedroom has original oak wood flooring and an en-suite WC finished with a classic white suite. The family bathroom is exquisitely decorated and fitted with a freestanding claw-foot bath, double shower cubicle, and a high-spec white suite with black sanitary-ware, creating a luxurious retreat.

The property also benefits from a garden room situated beneath the house, already functional as a study/office space, as well as a charming conservatory, currently used as a potting shed, and offers further potential for a loft conversion, subject to the usual consents.

Externally, the fully landscaped rear garden features raised terraces, paved patio areas, a striking water fountain, pergola, mature flower and shrub borders, a productive vegetable patch, and newly installed fenced boundaries. To the side of the property is a lawned driveway which leads to the rear garden and provides access via double gates to a hardstanding - suitable either for a motorhome or to house a self-contained annexe - while the front of the property offers off-road parking for two vehicles on a smartly block-paved driveway and easy access onto Telscombe Tye, perfect for countryside walks.

With art deco flourishes and high-end finishes, the property boasts exceptional decorative standards throughout, thanks to the stylish vision of its current owners. It has undergone a comprehensive renovation, including full rewiring, new heating system and pipework, full insulation, replastering and new windows throughout.

Every detail has been considered in this meticulously restored home and viewing is highly recommended.



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	
	76	83

Council Tax Band: **D**

- Three-Bed Detached House
- Thoughtfully Renovated Throughout
- Fully Rewired
- New Heating System & Drainage
- Open-Plan Living/Dining/Kitchen Area
- Family Bathroom & Two Separate WCs
- Potential for Loft Conversion (STPC)
- Landscaped Rear Garden
- Located on the Edge of Telscombe Tye
- Close to Local Amenities & Bus Services