

Total floor area 137.5 m² (1,480 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.

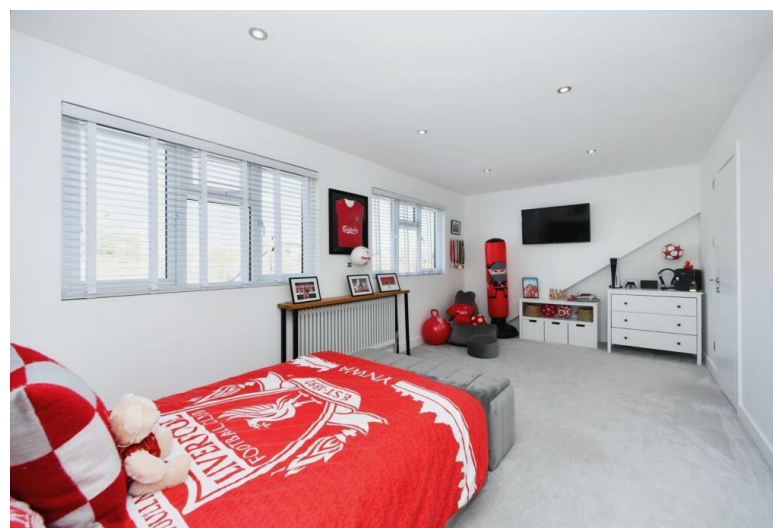


Total Area Approx 1480.00 sq ft

93 Bevendean Avenue, Saltdean, BN2 8PE

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£600,000 Freehold



93 Bevendean Avenue Saltdean BN2 8PE

Four-bedroom semi-detached chalet bungalow, presented in excellent order throughout and situated in a highly sought-after residential location, offering a perfect blend of contemporary style and practical family living.

When you step inside, the entrance hall leads to an exceptional open-plan kitchen, dining and living space, designed to maximize natural light. This stunning area is enhanced by a large skylight window, creating a bright and airy atmosphere that perfectly complements the modern aesthetic.

The kitchen features high-quality cabinetry with sleek white work surfaces, a butler sink, induction hob, wine fridge, and a full range of integrated appliances. A striking central island, complete with power points, provides both an additional seating area and a convenient workspace, and there is ample room for a large dining table, making this the true heart of the home. Herringbone flooring flows seamlessly throughout, enhancing the sense of space and sophistication, and bi-fold doors open onto the beautifully maintained rear garden, blending indoor and outdoor living and offering the perfect setting for entertaining or relaxing with family.

The ground floor also hosts two generously sized bedrooms, both thoughtfully designed with built-in storage to maximize space and functionality. A luxurious family bathroom serves this level, featuring a stunning freestanding bath, a separate shower cubicle with brushed gold finishes, and an elegant vanity unit that complements the pristine white suite.

To the first floor, you will find two further spacious double bedrooms, both benefiting from lots of natural light, excellent head height, and cleverly designed storage solutions including additional eaves storage. These bedrooms share a beautifully appointed Jack and Jill en-suite shower room which boasts a contemporary double walk-in shower, stylish white suite, modern vanity unit, and sleek chrome finishes, all set against sophisticated grey tiled walls.

Externally, the property continues to impress. A block-paved driveway provides off-road parking for multiple vehicles and leads to a detached garage equipped with an electric door, internal power and lighting, and a return door offering access to the garden. The rear garden is a private, low-maintenance, enclosed haven with a level lawn, spacious patio area ideal for outdoor dining, convenient power point, and a secure side access gate.

This stylish home has been thoughtfully finished to cater to the demands of modern family life. With its impeccable design, high-quality finishes, and sought-after location, this is a property that must be seen to be fully appreciated. Viewings are strictly by appointment.

Bevendean Avenue is located in a popular residential area in East Saltdean. A number of footpaths are within a short distance of the property, giving easy access to the stunning South Downs National Park with wonderful walks and outstanding views of the area. Local amenities are within easy reach on Longridge Avenue, including a Co-op, Post Office, chemist, optician, cafes, take-aways and pubs. Saltdean Oval Park and the famous Art Deco Saltdean Lido, both offering a variety of leisure activities, can be reached in just a 15-minute walk or a few minutes' drive, as can Lustrells Vale where you will find more shops and a much-loved Italian restaurant. Regular bus routes across Saltdean and on the seafront provide easy access to Brighton's city centre and mainline railway station, 5 miles away.



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	
		73
	57	

Council Tax Band: **C**

- Four Bedrooms
- Two Bathrooms
- Large Open-Plan Living Space (26'10 x 22'6 sq ft)
- Off-Road Parking for Several Vehicles
- Garage
- Double Glazing Throughout
- Level, Low-Maintenance Rear Garden
- Sought-After Location
- Close to Bus Routes & Downland Walks
- Vendor Suited