



# Longridge Avenue, Saltdean

Guide price £650,000 - £700,000



## Property highlights

- Detached home on a large corner plot
- Conveniently located close to local shops, Telscombe Tye, and the beach
- Four bedrooms, two of which are on the ground floor
- Ground floor bathroom and en-suite shower room
- Modern dual-aspect kitchen with stunning views over Saltdean
- Ample storage space throughout
- Easy-to-maintain front and rear gardens
- Off-street parking and a double garage
- Potential to extend (subject to planning permission)
- Chain free





Guide Price £650,000 – £700,000. Situated on a large corner plot and with the potential to extend (subject to planning permission) is this spacious family home with unrivalled views over Saltdean, towards the sea, and the South Downs.

#### The Property

Situated on a large corner plot and with the potential to extend (subject to planning permission) is this spacious family home with unrivalled views over Saltdean, towards the sea, and the South Downs. Constructed and occupied by a respected local developer in the mid-1950s, this is the first time the property has come onto the market - and is a rare find.

As you approach the property, you are met with easy-to-maintain front and side gardens with a lawn, and brick and hedged boundaries. There's a fully paved driveway, with space for off-street parking and a double garage (which also has access inside the house).

A pretty arched doorway leads to a porch, and a spacious hallway. Glass sliding doors open into the living room, which is bathed in light from two bay windows. More sliding doors lead into the dual-aspect kitchen with modern white cupboards, integrated appliances, and grey floor tiles. There's space for a breakfast table and from here you can enjoy views over the rooftops and out to sea. There's an adjoining utility room that leads out to the rear patio garden with plant borders.

Also on the ground floor are two good-sized double bedrooms, and a family bathroom. Both bedrooms have built-in storage and the principal bedroom at the front of the home has an en-suite shower room.

Upstairs there are two additional bedrooms, both with unique curved windows, and access to the eave space. There is huge potential to extend this space over the double garage (subject to planning permission).

This property is Freehold and the council tax band is E.

## The Area

Saltdean is a coastal village located just five miles east of central Brighton. Well-known for its iconic art deco Lido, which is in the final stages of its multi-million-pound renovation, Saltdean is a much-loved location for families and professionals alike. The Oval Park is a hub of the suburb and boasts a children's play park, skatepark, tennis courts, and outdoor bowls green. Through the park, there's a tunnel with direct access to pebbled beaches that are lifeguarded in the summer. The clifftop walk boasts incredible views out to sea and along to Brighton and the South Downs National Park can be reached through the North of Saltdean.

Longridge Avenue runs from the sea to the fields of Telscombe Tye. At the bottom of the road is a parade of shops that include a post office, co-op, doctors' surgery, cafes, and restaurants. This property is situated at the top of the road, a few moments from the Tye - which offers fantastic views, and numerous walks around the area.

## Schools

Within a thirteen-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in twenty minutes, or is a four-minute drive away. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.

## Transport Links

This property is located east of the centre of Brighton & Hove, which is a fifteen-minute drive away along the A259 coast road. It is well connected with a regular bus service which will get you into the city centre in under thirty minutes. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is an eighteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and a half drive away.

## What We Think

“As soon as you walk through the front door you can sense that several generations have enjoyed spending time in this home. It has fantastic potential and deserves to be loved by a family again.”

Abi Radford, CMO & Co-Founder at Number Twenty Four





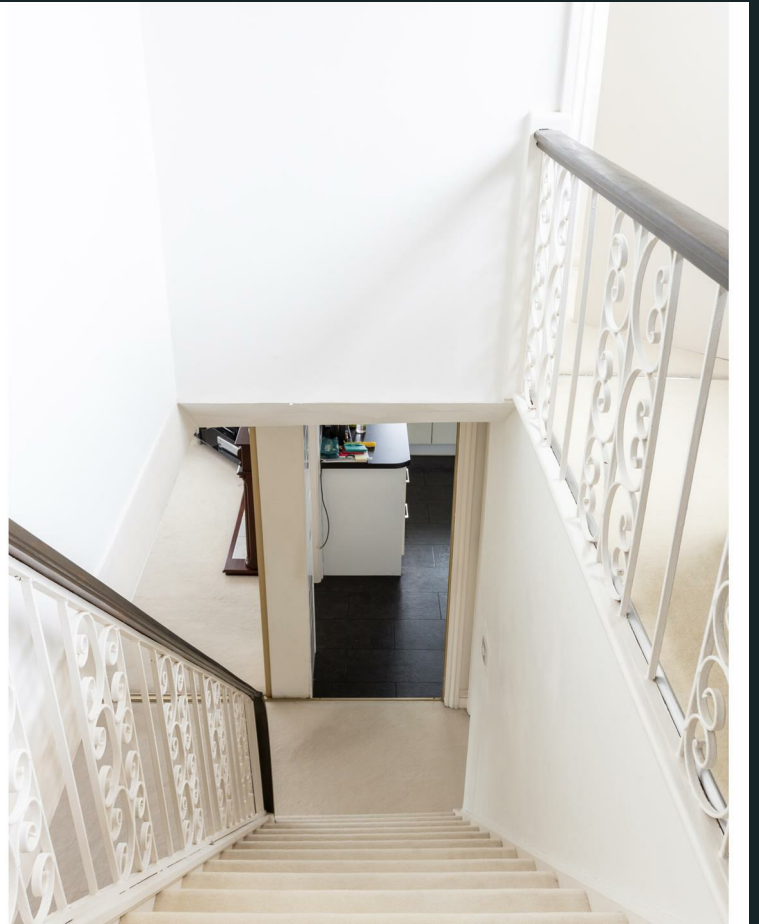
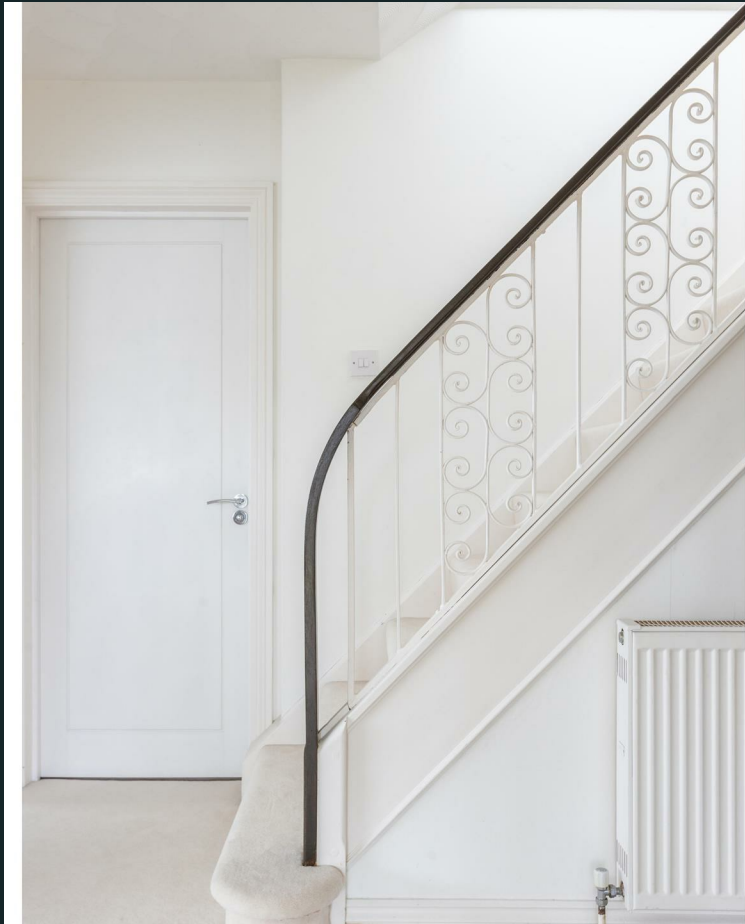








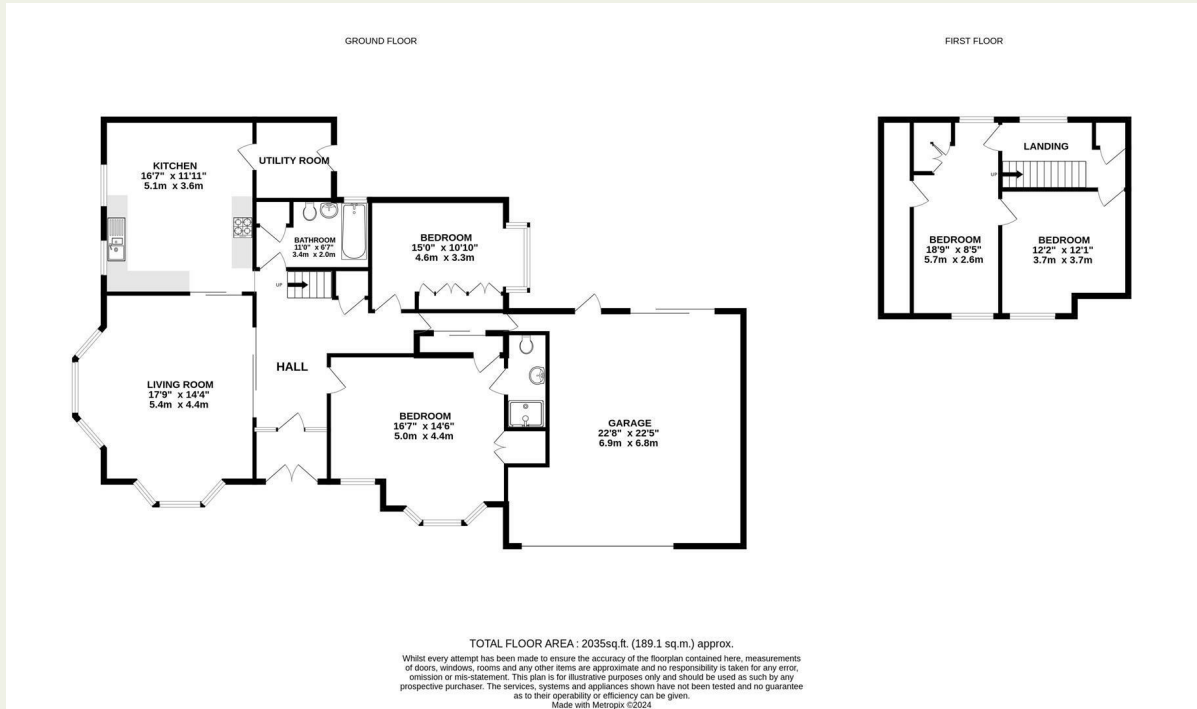












01273 670253  
 hello@numbertwentyfour.co.uk  
 numbertwentyfour.co.uk

Number Twenty Four Limited is registered in England under Company No. 15285547. VAT No. 456581269. Our registered address is 5 Bartholomews, Brighton, BN1 1HG.

