



## Greenbank Avenue, Saltdean

Guide price £550,000 - £600,000



### Property highlights

- Detached home situated on a spacious corner plot
- Located on a quiet residential street close to schools and local shops
- Spectacular views over Saltdean and towards the South Downs National Park
- Well-presented throughout
- Enclosed garden with plenty of space
- Three double bedrooms
- Two bathrooms
- Entranceway porch
- Separate utility room
- Potential to extend (subject to planning permission)



Guide price £550,000 – £600,000. This spacious detached home is situated on a corner plot in Saltdean, close to local schools, shops, and the South Downs National Park. With a wrap-around garden, it is well-suited to families who enjoy spending time outdoors.

#### The Property

This spacious detached home is situated on a corner plot in Saltdean, close to local schools, shops, and the South Downs National Park.

You enter through a gate where a path leads to an external porch and into a larger entrance hall - ideal for storing coats and shoes. An entranceway opens into the open-plan living/dining room with dark-painted wooden floors and neutral walls. Natural light pours in from double-glazed dual windows, and double doors lead into a spacious conservatory that is an ideal space to enjoy the garden and can be used as a second reception room, a children's playroom, or a separate dining room.

Off the living room is a modern fitted kitchen with cream shaker-style cupboards and integrated Bosch appliances. A door leads to a handy utility room.

Also on the ground floor is a good-sized storage cupboard, a family bathroom - finished with a modern white suite, and a bright bedroom with double doors leading down decked steps to the rear garden.

On the first floor, you will find two further bedrooms and a second bathroom. One bedroom overlooks the front of the property, and the other has spectacular views over Saltdean and towards the South Downs.

Outside, the wrap-around garden is perfect for families. Enclosed with mature trees, it provides a peaceful environment to relax, and there are enough 'zones' for the whole family to enjoy simultaneously.

This property is Freehold, and the council tax band is D.

## The Area

Cherished by families and professionals, Saltdean is a lovely place to live. Located just five miles east of central Brighton it is well-known for its renowned Art Deco Lido, which is in the final stages of a multi-million-pound refurbishment. The heart of the suburb is the Oval Park, which features a children's play area, skatepark, tennis courts, and outdoor bowls green. A tunnel at the end of the park provides convenient access to pebbled beaches, supervised by lifeguards during the summer months. Meanwhile, a clifftop trail offers breathtaking vistas of the sea and extends towards Brighton. The South Downs National Park is accessible to the north of Saltdean, a short walk away from the property. Local amenities, including shops and restaurants, cater impeccably to residents, complemented by larger supermarkets and facilities conveniently located at Brighton Marina, a mere 10-minute drive away.

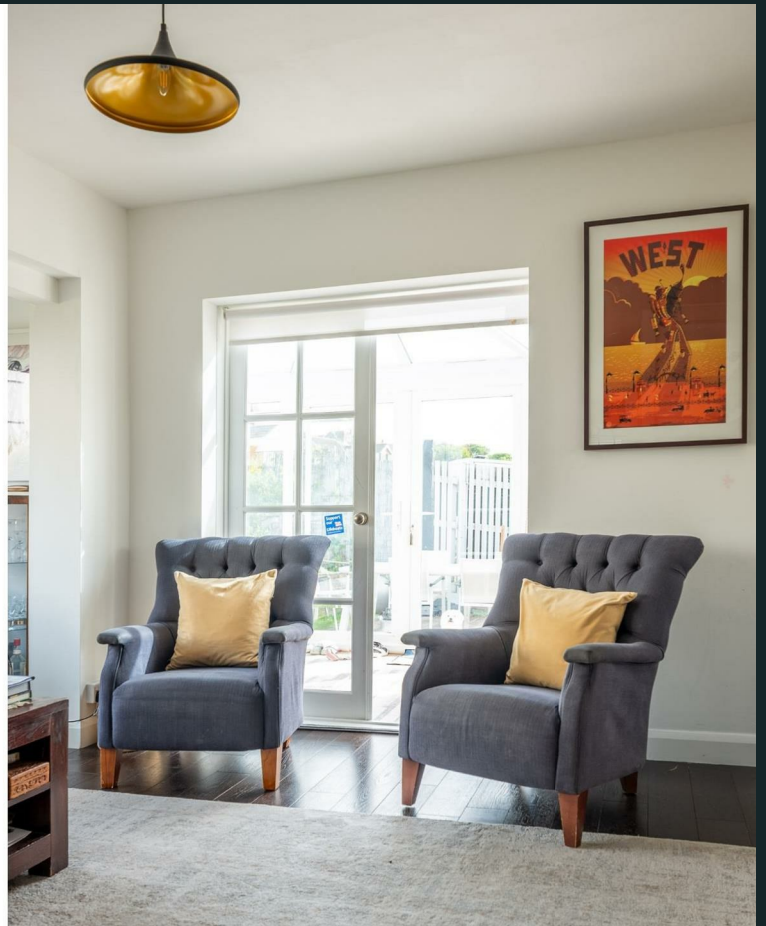
## Schools

Within an eleven-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in just ten minutes. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.

## Transport Links

Situated to the east of Brighton & Hove's city centre, this property is conveniently accessible via an eighteen-minute drive along the scenic A259 coast road. It also benefits from excellent transport connections, including a reliable bus service that runs from the end of the road and whisks you to the city centre in a mere thirty minutes. The A27, reachable within an eighteen-minute drive, offers convenient access to destinations such as Lewes in the east, and further links to the A23, Crawley, and London to the north. Gatwick Airport can be reached in just forty-five minutes by car, while Heathrow Airport is a slightly longer journey of approximately an hour and a half.





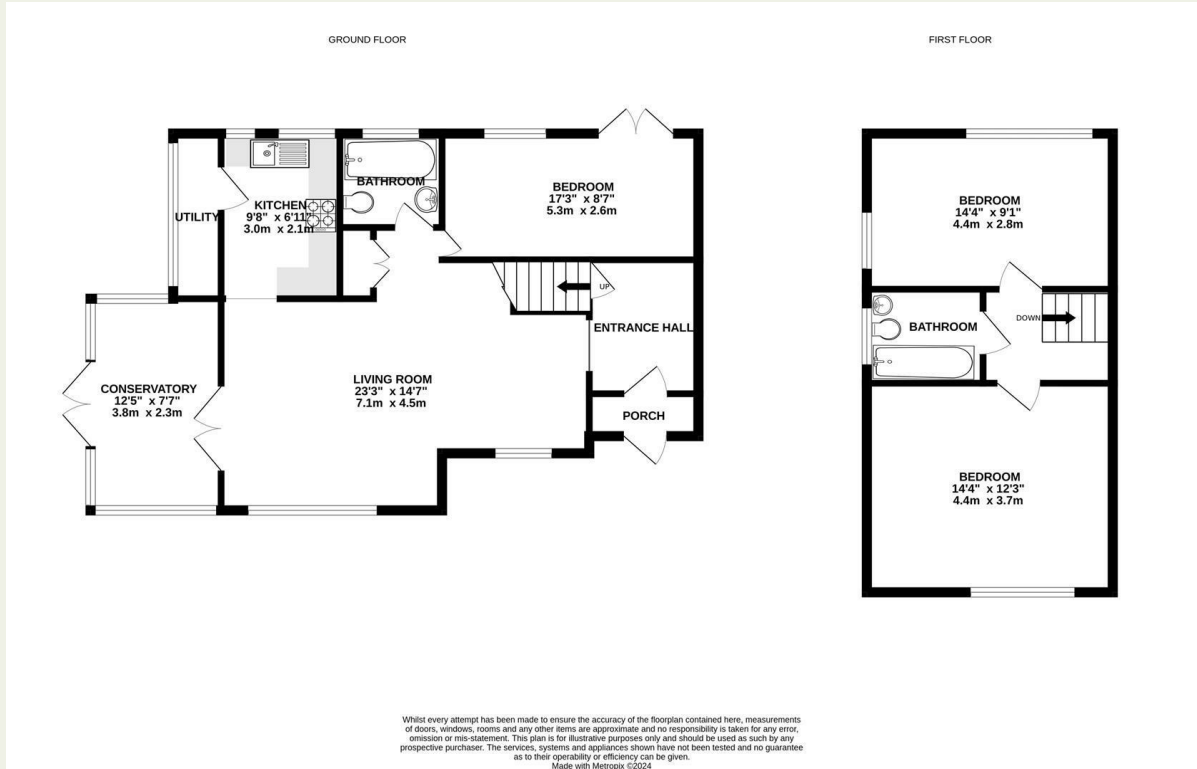












01273 670253  
 hello@numbertwentyfour.co.uk  
 numbertwentyfour.co.uk

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

