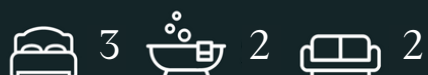




Brambletyne Avenue, Saltdean

Guide price £575,000 - £600,000



Property highlights

- Detached chalet house
- Three bedrooms, one of which is on the ground floor
- Ground floor WC and bathroom
- Beautifully renovated kitchen with bi-folding doors to the garden
- Seating area in the kitchen with log burner
- Additional log burner in the living room
- Multi-level garden, with patio and grass area
- Conveniently located close to the beach, local shops, and good schools
- Off street parking and garage
- Planning permission granted for extension works



Located in Saltdean, close to shops, schools and the beach is this beautifully presented three-bedroom detached home. Boasting a stylish open-plan kitchen/dining room with bifold doors out to the garden, this house has plenty of space for the whole family to enjoy.

The property

As you approach this detached chalet house you're met with a well-presented coastal-inspired facade with blue cladding, a grey front door, shutters, and a 'beach grass' planter. Through the front door is a porch with built-in storage and a long hallway featuring sleek wooden floors that flow between the ground-floor rooms.

At the front of the house is a bright living room that has been tastefully decorated and features a log-burning stove and space for a desk for working from home. Across the hall from the living room is a bedroom, WC, and bathroom.

At the rear is the highlight of this family home. Spanning the width of the house is an open-plan kitchen/dining room that provides the perfect space in which to entertain all the family. Split into zones by the stylish structural pole in the middle of the room, the space includes a sleek slate grey kitchen with ample storage and a central island breakfast bar, a dining area, and a sitting area with another log burner. Brightly coloured tiles in the kitchen complement those in the sitting area and the living room at the front of the house. Bifold doors allow natural light to fill the room and, when open, provide a fantastic indoor-outdoor living experience. Outside, a patio provides space for an additional dining table and steps lead to a grass area that kids will love.

Upstairs there are two carpeted bedrooms, one at the front of the house with views across the rooftops and out to sea, and one at the back overlooking the garden. Between them is a modern bathroom with a walk-in shower and a white suite.

Outside there's a driveway with space for off-street parking and down the side of the house is a garage which provides additional parking or storage space.

This property is Freehold and the council tax band is D. Planning permission has been approved by Lewes District Council under reference LW/23/0325 for extension works to the house, please call us to discuss further.











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. Local shops and restaurants serve the residents of Saltdean well whilst larger supermarkets and amenities are situated at Brighton Marina, just 10 minutes away.

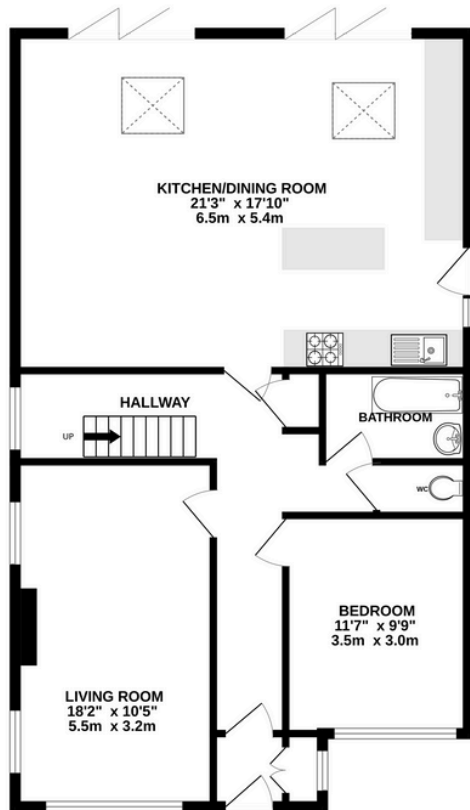
Transport links

This property is located east of the centre of Brighton & Hove, which is a fourteen-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.

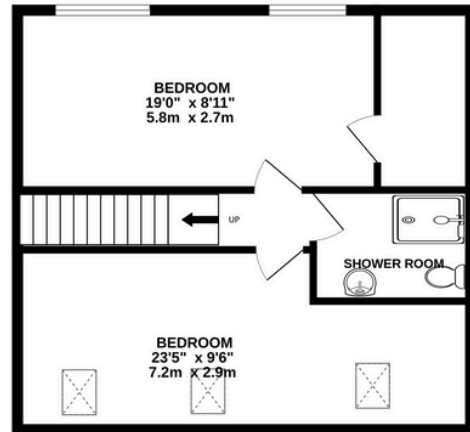
Schools

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.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1593sq.ft. (148.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings are by arrangement only. Contact us and we will be happy to show you around.

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