



**Oaklands Avenue, Saltdean, Brighton, BN2 8PB**

**welcome to**

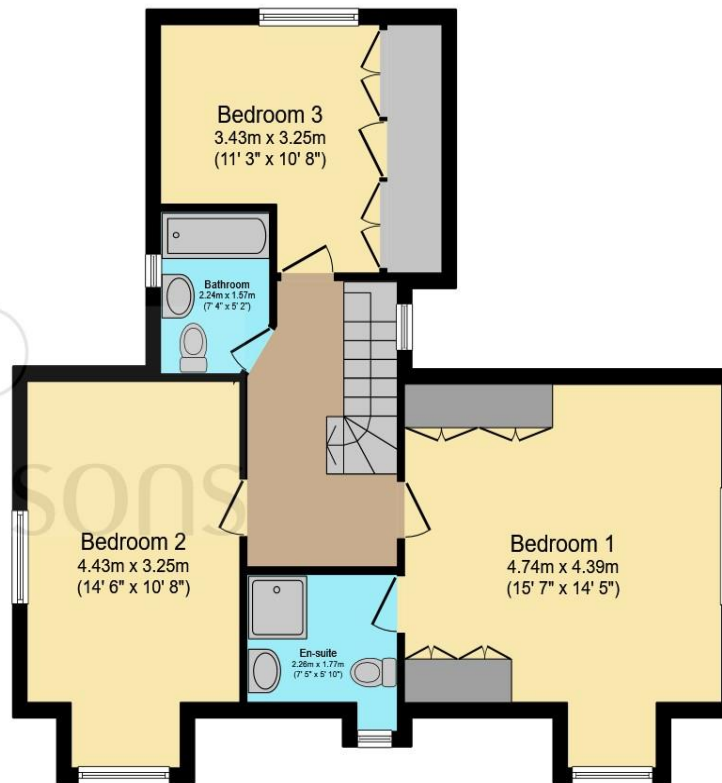
**Oaklands Avenue, Saltdean, Brighton**

This is an attractive and spacious detached family house situated in this sought after location in Saltdean with sea views. The property comprises: Impressive entrance hall, 20' x 15 10' lounge, kitchen/dining room, utility room, four bedrooms, ensuite & family bathroom, large garden & parking.





**Ground Floor**



**First Floor**

Total floor area 161.3 sq.m. (1,737 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**Ground Floor**

**Entrance Porch**

**Reception Hall**

20' 6" x 9' 4" ( 6.25m x 2.84m )

**Lounge**

20' x 15' 10" ( 6.10m x 4.83m )

**Kitchen/dining Room**

27' 6" x 11' ( 8.38m x 3.35m )

**Cloakroom**

**Utility Room**

6' 2" x 4' ( 1.88m x 1.22m )

**Bedroom 4/dining Room/study**

13' 8" x 9' 2" ( 4.17m x 2.79m )

**First Floor**

**Cloakroom**

**Landing**

**Bedroom 1**

16' max x 14' 8" ( 4.88m max x 4.47m )

**Bedroom 2**

14' 10" x 11' ( 4.52m x 3.35m )

**Bedroom 3**

11' x 11' ( 3.35m x 3.35m )

**Ensuite Shower Room**

welcome to

## Oaklands Avenue, Saltdean Brighton

- Spacious detached family home with impressive entrance hall
- Four bedrooms - Master bedroom with ensuite
- Large 20' x 15' 10 Lounge
- Fitted kitchen/dining room
- Utility room & Family bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTD104615 - 0008

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