



**Brambletyne Avenue, Saltdean, Brighton, BN2 8EL**

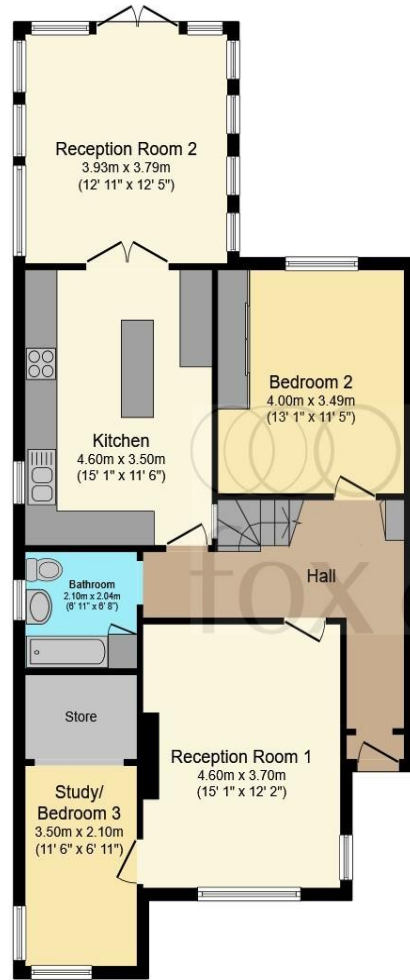


**welcome to**

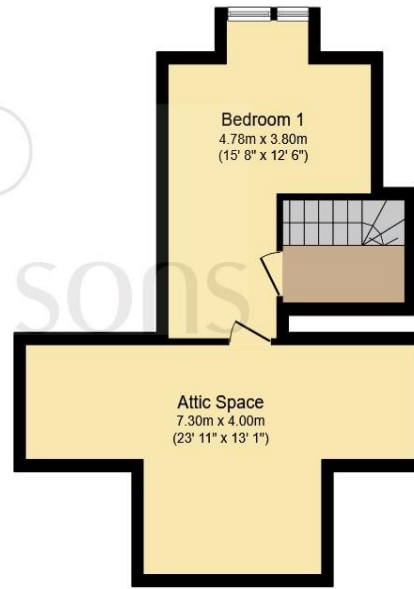
**Brambletyne Avenue, Saltdean, Brighton**

Welcome to this larger than average detached chalet on Brambletyne Avenue, Saltdean. With 2-bedroom plus a study, ample storage, off-street parking, and stunning views complement the property. Enjoy the tranquil surroundings and convenient access to amenities in this desirable area.





**Ground Floor**



**First Floor**

Total floor area 132.9 sq.m. (1,430 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.

**Downstairs Includes:**

**Reception Room 1**

15' 1" x 12' 2" ( 4.60m x 3.71m )

**Reception 2**

12' 11" x 12' 5" ( 3.94m x 3.78m )

**Bedroom 2**

13' 1" x 11' 5" ( 3.99m x 3.48m )

**Study/Bedroom 3**

11' 6" x 6' 11" ( 3.51m x 2.11m )

**Bathroom**

6' 11" x 6' 8" ( 2.11m x 2.03m )

**Upstairs Includes:**

**Bedroom 1**

15' 8" x 12' 6" ( 4.78m x 3.81m )

**Attic Space/Storage**

23' 11" x 13' 1" ( 7.29m x 3.99m )

**Outside Space Includes:**

**Front Garden**

**Rear Garden**

**Private Driveway**

welcome to

Awaiting Photograph

## Brambletyne Avenue, Saltdean, Brighton

- LANDSCAPED & RAISED REAR GARDEN
- OFF STREET PARKING
- CONTEMPORARY INTERIOR BLENDED WITH CHARACTER FEATURES
- TWO BEDROOMS + STUDY
- TWO RECEPTION ROOMS
- AMPLE STORAGE
- NO ONWARD CHAIN
- 108sqm | 1162.5sqft

Tenure: Freehold EPC Rating: D

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RTD104303](https://fox-and-sons.co.uk/Property/RTD104303)



Property Ref:  
RTD104303 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**01273 309968**



[rottingdean@fox-and-sons.co.uk](mailto:rottingdean@fox-and-sons.co.uk)



50 High Street, Rottingdean, BRIGHTON, East Sussex, BN2 7HF



**fox-and-sons.co.uk**