



**Price**  
**£400,000**

**Freehold**

3x  1x  1x 

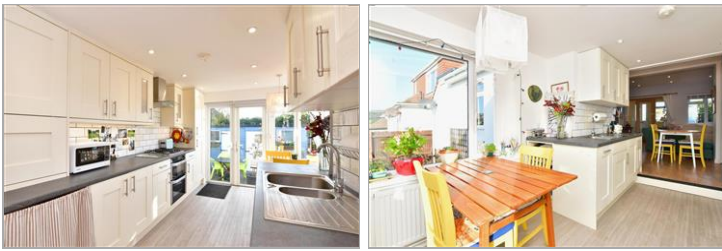
**Stanmer Avenue,  
Saltdean, Brighton, BN2**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- High quality fitted kitchen
- Bathroom with under floor heating
- Recently refurbished throughout to a high standard
- Private secluded rear garden
- off road parking

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 11'7 x 11'6 at widest point  
(3.53m x 3.51m)

Dining Area: 8'5 x 7'9 (2.57m x 2.36m)

Kitchen / Breakfast Area: 13'1 x 7'9  
(3.99m x 2.36m)

Bedroom 1: 11'7 x 10'3 (3.53m x 3.13m)

Bedroom 2: 9'11 x 8'5 (3.02m x 2.57m)

Bedroom 3: 10'5 x 6'4 (3.18m x 1.93m)

Bathroom

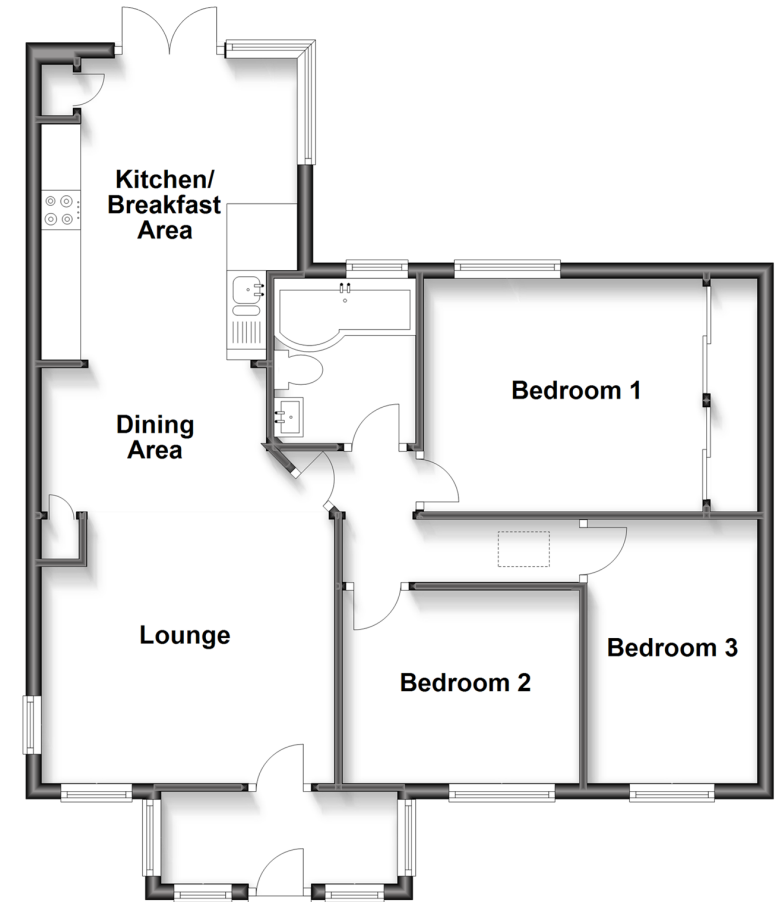
### OUTSIDE

Driveway

Front & Rear Garden

## Ground Floor

Approx. 71.3 sq. metres (767.4 sq. feet)



**Call Saltdean - 01273 304453 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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