



**Price**  
**£475,000**

**Freehold**

4x  2x  1x 

**Brambletyne Avenue,  
Saltdean, Brighton, East  
Sussex, BN2**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Detached chalet bungalow
- Great home for a growing family
- Modern kitchen with a sunny breakfast area
- Spacious lounge and dining area with the added benefit of a feature fireplace
- The rear garden is safe, secure and easily accessible

## Accommodation

### GROUND FLOOR

Kitchen: 15'4 x 10'0 (4.68m x 3.05m)

Shower Room

Breakfast Area : 7'6 x 7'4 (2.29m x 2.24m)

Lounge: 17'2 x 10'0 (5.24m x 3.05m)

Dining Area: 14'4 x 12'5 (4.37m x 3.79m)

Bedroom 4: 10'9 x 7'2 (3.28m x 2.19m)

Bedroom 3: 14'0 x 10'3 (4.27m x 3.13m)

Integral Garage

### FIRST FLOOR

Landing

Bedroom 2: 10'9 x 10'6 (3.28m x 3.20m)

Bedroom 1: 12'9 x 9'6 (3.89m x 2.90m)

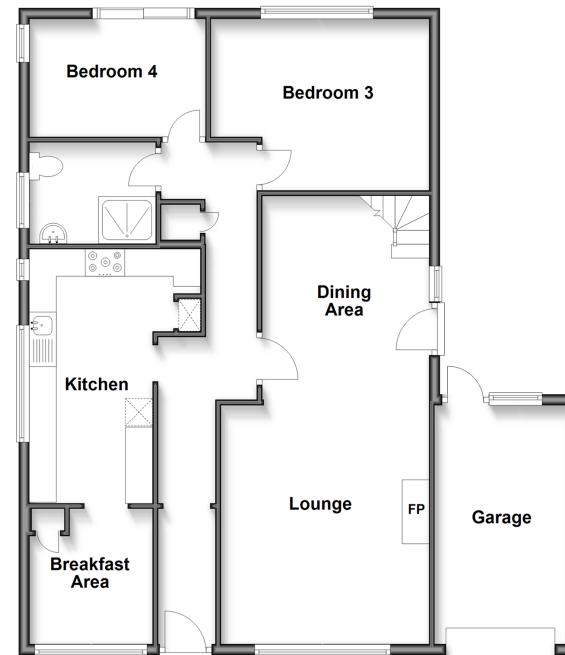
Bathroom

### OUTSIDE

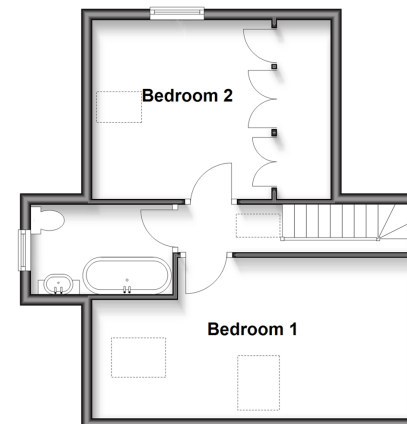
Driveway

Rear Garden

**Ground Floor**  
Approx. 96.2 sq. metres (1035.6 sq. feet)

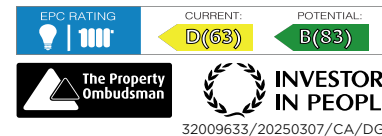


**First Floor**  
Approx. 40.2 sq. metres (432.2 sq. feet)



**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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