



**Price**  
**£785,000**

**Freehold**

5x  2x  1x 

**Lenham Avenue,  
Saltdean, East Sussex,  
BN2**

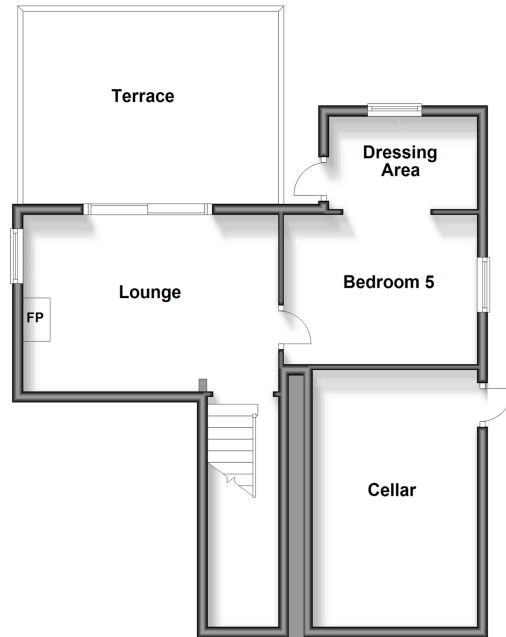
**OVER 60?**

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

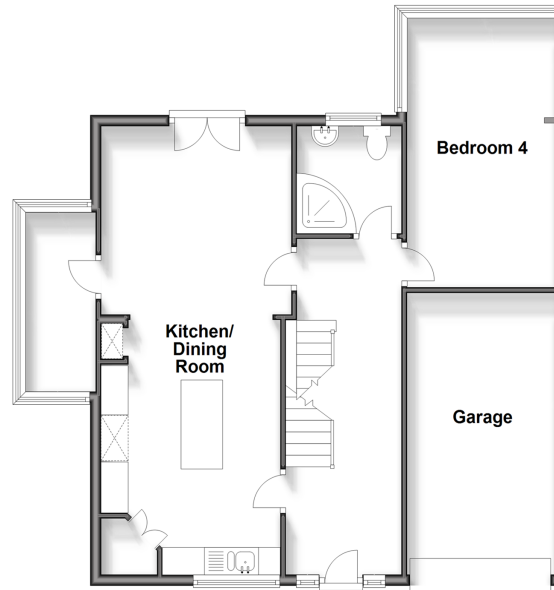
**cubitt & west**  
Helping you move forwards



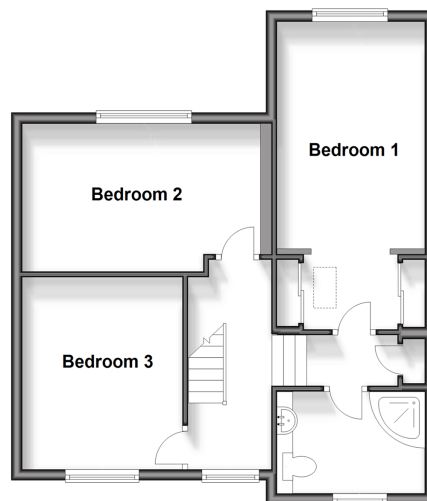
**Lower Ground Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



**Ground Floor**  
Approx. 78.5 sq. metres (844.8 sq. feet)



**Split Level First Floor**  
Approx. 53.1 sq. metres (571.2 sq. feet)



## Accommodation

### LOWER GROUND FLOOR

Lounge: 15'6 x 10'10 (4.73m x 3.30m)  
 Bedroom 5: 11'7 x 9'8 (3.53m x 2.95m)  
 Dressing Area: 8'9 x 6'3 (2.67m x 1.91m)  
 Cellar  
 Terrace

### GROUND FLOOR

Entrance Hallway  
 Kitchen/Dining Room : 27'6 x 11'10 (8.39m x 3.61m)  
 Utility Room: 10'8 x 2'9 (3.25m x 0.84m)  
 Bedroom 4: 17'4 x 8'5 (5.29m x 2.57m)  
 Shower Room  
 Garage

### SPLIT LEVEL FIRST FLOOR

Bedroom 1: 17'11 x 8'10 (5.46m x 2.69m)  
 Bedroom 2: 14'9 x 8'9 (4.50m x 2.67m)  
 Bedroom 3: 11'9 x 9'0 (3.58m x 2.75m)  
 Shower Room

### OUTSIDE

Front and Rear Gardens  
 Driveway



## Main features

- Beautifully presented 3 storey family home in sought after location
- Stunning sea & downland views
- Impressive through lounge/diner with feature Juliet balcony
- Cosy lounge overlooking sun terrace, log burner
- Principal bedroom with dressing area, feature vaulted ceiling, shower room adjacent



### Nearest Schools

Primary Schools: St Margaret's CofE Primary, Rottingdean 0.5 miles, Saltdean Primary 0.5 miles, Our Lady of Lourdes RC School 0.5 miles.

Secondary Schools: Longhill High School 1.3 miles.



### Transport Information

Train Stations: Southease 4.0 miles, Moulsecoomb 4.3 miles, Newhaven Town 4.4 miles



### Address

Lenham Avenue, Saltdean, East Sussex, BN2



### Directions

For directions to this property please contact us.





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Call Woodingdean Branch 01273 606121 ■ [cubittandwest.co.uk](https://www.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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