32 Falmer Avenue, Saltdean

£550,000

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32 Falmer Avenue

Saltdean, Brighton

Nestled in the sought-after location of West Saltdean, this spacious 3-bedroom detached property offers a delightful blend of charm and modern convenience. Boasting lovely views over Saltdean to the sea, the property is in a sought after location close to local shops, school and buses that provide frequent and easy access to Brighton City Centre.

Upon entering, one is greeted by a bright entrance hall which leads to open plan kitchen/dining room, a focal point of the home that seamlessly combines functionality with style. The kitchen is fitted in a modern light grey Shaker style with solid wood worktops featuring curved edges. The kitchen has integrated modern appliances, ample storage space, and a large breakfast bar together with space in the centre for a large dining table. The floor is attractively laid with a herringbone style wood effect.

The Kitchen/Dining room opens into a west facing lounge with a window overlooking the rear garden. Also on the ground floor are 2 spacious double bedrooms and a large bathroom with a bath and separate shower.

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On the first floor is a lovely size triple aspect bedroom with stunning views over Saltdean to the sea. There is also a shower room and a landing area with space for a desk or sofa etc.

Outside, the feeling of space and light continues. The rear garden is a kgood size and has been very well maintained. There is a large lawn area with many established plants and shrubs, a full width patio area that attracts the sun all afternoon and evening which has space for a hot tub and has its own converted bar area. A charming log cabin offers additional space for various pursuits, from a home office to a hobby room or occasional guest room.

Parking will never be a concern with the provision for 4/5 vehicles, ensuring both convenience and practicality for residents and visitors alike. The proximity to local shops, schools, and public transportation underscores the property's appeal, offering easy access to essential amenities and nearby city centres.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

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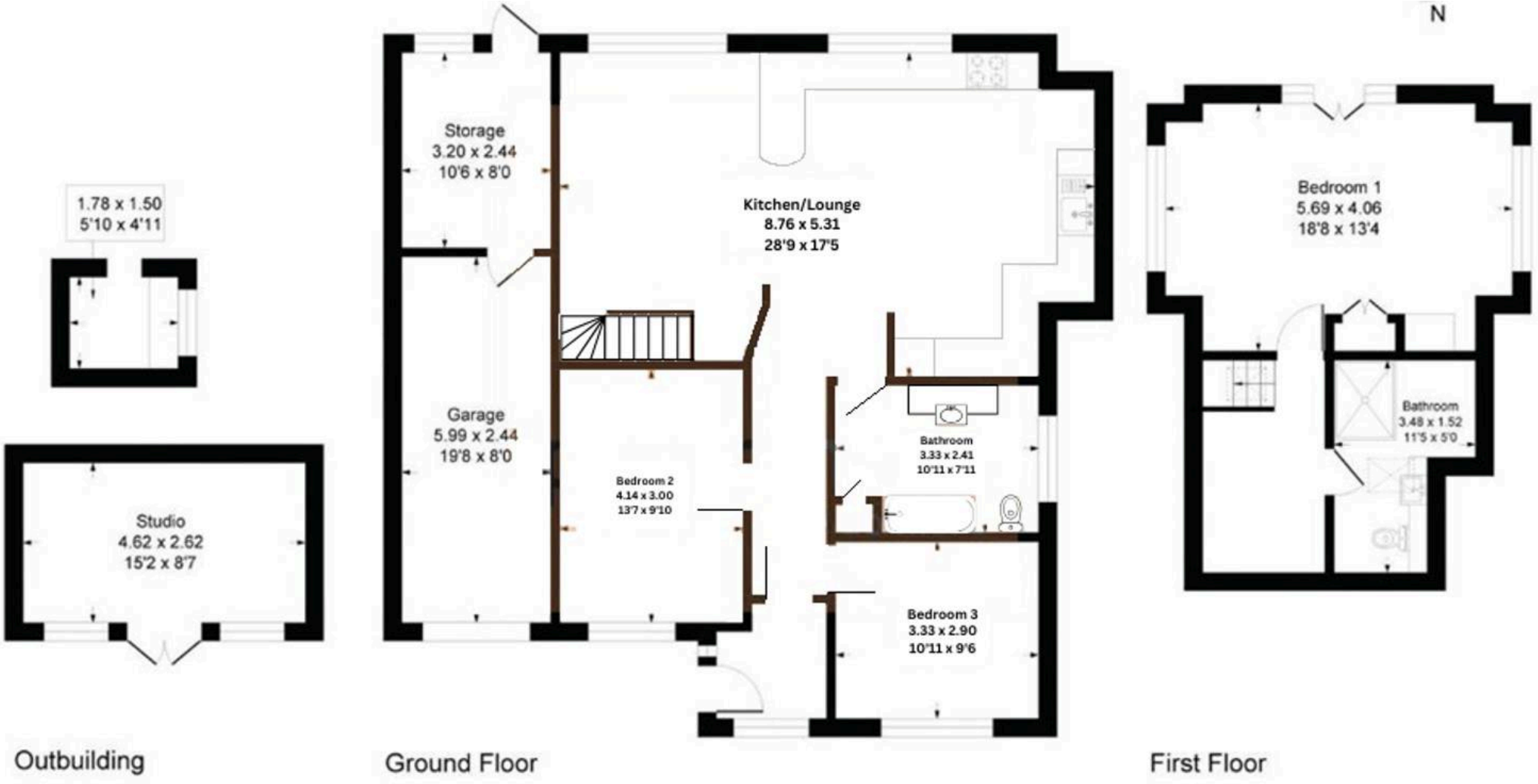

Carruthers and Luck Sales and Lettings

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