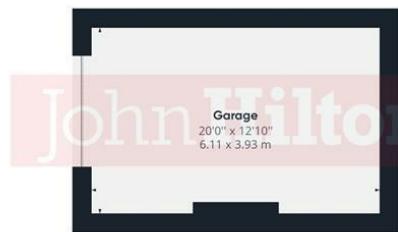


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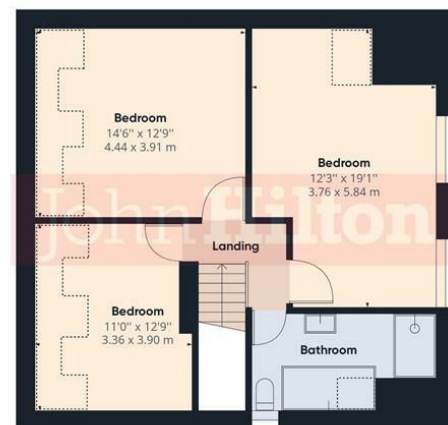
Est 1972



Ground Floor



Floor 1



Floor 2



Total Area Approx 1828.54 sq ft

55 Rodmell Avenue, Saltdean, BN2 8PG

To view, contact John Hilton:  
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**Guide Price £550,000-£575,000**  
**Freehold**

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## 55 Rodmell Avenue, Saltdean, BN2 8PG

### Approach

Brick block paved driveway with off-road parking for two vehicles, electric up-and-over door into integral garage, outside light, and brick paved slope with shingled planter to side. Steps ascend to front door with outside light.

### Entrance Porch

Obscure double-glazed windows to side and rear with door opening onto side passage to rear garden. Ceramic tiled floor, inset downlights and solid oak panelled door opening into:

### Open-Plan Entrance Hall

Obscure double-glazed window to side, stairs ascend to first floor landing with oak bannister and glass inset, built-in storage cupboard housing combination gas boiler, wall-mounted vertical anthracite grey radiator with mirror inset, and inset downlights. Wood laminate flooring extends through opening to:

### Kitchen/Breakfast Room

4.11m x 3.65m (13'5" x 11'11")  
Double-glazed windows to side and front offering sea views with fitted wide-slat Venetian blinds. Modern fully-integrated fitted kitchen with a range of matching wall and base units to include integrated dishwasher and deep pan drawers. Composite work surfaces with over-sized porcelain tiled surround extend to include a one-and-a-half bowl stainless steel under-mounted sink with mixer tap, hot tap and integral liquid soap dispenser, a four-ring gas hob with contemporary-style extractor fan over, integrated double oven, and space and plumbing for American-style fridge freezer. Breakfast bar with composite worktop, space and plumbing for freestanding washing machine and tumble dryer with cupboards either side, and space for three stools. Inset downlights, low-hanging pendants over breakfast bar, and wall-mounted anthracite grey column radiator.

### Living Room

6.07m x 3.93m (19'10" x 12'10")  
Double-glazed window to front with low sill and fitted wide-slat Venetian blinds offering immediate sea views, radiator under, four wall lights, inset downlights, contemporary warm air heater with light feature, and grey laminate flooring.

### Principal Bedroom

4.23m x 3.94m (13'10" x 12'11")  
Sliding patio doors to rear garden, range of built-in wardrobes, and grey laminate flooring.

### Dining Room

2.88m x 3.69m (9'5" x 12'1")  
Double-glazed sliding patio door to rear with fitted vertical blinds, radiator, wood laminate flooring, inset downlights (currently used as a hobby room).

### Ground Floor Shower Room

Large step-in shower enclosure with thermostat shower and hand-held shower attachment on riser, low-level WC, and wash hand basin set into vanity unit with wall-mounted mirror over. Obscure double-glazed window to side, part-tiled surround, laminate flooring, and radiator.

### First Floor Landing

Hatch offering access into loft space, inset downlights.

### Bedroom

3.36m x 3.90m (11'0" x 12'9")  
Twin double-glazed skylights with fitted black-out blinds offering sea views, radiator under, inset downlights.

### Bedroom

4.44m x 3.91m (14'6" x 12'9")  
Twin double-glazed skylights with fitted black-out blinds, radiator under, inset downlights and two wall lights.

### Bedroom

3.76m x 5.84m (12'4" x 19'1")  
Twin double-glazed windows with fitted wide-slat Venetian blinds overlooking rear garden, radiator under, inset downlights.

### Bathroom

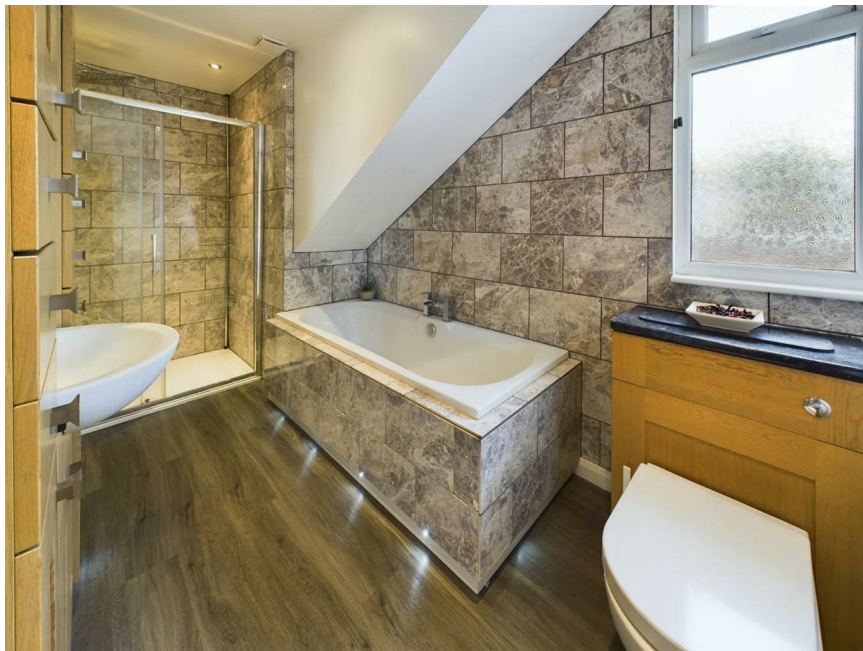
White bathroom suite comprising inset double-ended bath with waterfall mixer tap, large step-in shower enclosure with thermostat shower, rainfall shower head and hand-held shower attachment on riser, low-level WC with enclosed cistern, and wash hand basin with waterfall mixer tap set into vanity unit with a range of cupboards and drawers below and either side and wall-mounted mirror over. Obscure double-glazed window to side with fitted wide-slat Venetian blind, inset downlights, part-tiled surround, heated towel rail and vinyl floor.

### Rear Garden

Lower level paved patio and further area predominantly laid to lawn with flower borders housing a range of established shrubs and trees. Timber-built shed with decked area to the outside, side passage offering access to side of property, and outside water tap.

### Garage

6.11m x 3.93m (20'0" x 12'10")  
Electric up-and-over door, EV charging point, electric and gas meters, electric consumer unit, and fluorescent tube lighting.



\*\*\* GUIDE PRICE £550,000-£575,000 \*\*\*

Spanning an impressive 1572 sq ft, this deceptively spacious semi-detached chalet bungalow is in excellent decorative order throughout, with particular attention paid to quality finishes and fittings. The property boasts a convenient elevated position enjoying Southerly views towards the sea, and is within easy walking distance of local shops and regular bus services on Longridge Avenue. The ground floor comprises a spacious living room, a beautifully fitted and fully integrated kitchen with breakfast bar, and a dining room (currently used as a hobby room), alongside the principal bedroom and ground floor shower room. To the first floor there are three further comfortable double bedrooms and the family bathroom. There is a driveway for two vehicles and a well-proportioned integral garage with electric vehicle charging point. A pretty garden stretches out to the rear with a paved patio leading to a generous lawn and an array of established shrubs and trees.

- Delightful Sea Views
- Local Shops & Bus Service Nearby
- Beautifully Presented Chalet Bungalow
- Four Double Bedrooms
- Well-Fitted Kitchen/Breakfast Room
- Ground Floor Shower Room
- First Floor Family Bathroom
- Garage with Charging Facilities
- Driveway for Two Vehicles
- Good Size Level Rear Garden

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>75</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Council Tax  
Band: **E**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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