

**Wicklands Avenue, Saltdean, BN2 8EP**

**Asking Price £670,000**

**Council Tax Band: D**



Situated in the FAVOURED Wicklands Avenue, Saltdean, this STUNNING extended DETACHED HOUSE offers a perfect blend of modern living and comfort. With four generously sized DOUBLE bedrooms, this property is ideal for families seeking ample space.

The heart of the home is undoubtedly the impressive open plan kitchen /dining room which is fitted with contemporary appliances perfect for all your culinary needs. The dining area is installed with patio doors that seamlessly connect the indoor space to the beautifully maintained lawned rear garden. This feature not only enhances the natural light throughout the area but also provides an inviting space for entertaining guests or enjoying family time. The open plan feel continues into the spacious living room which has a built in solid fuel burner creating a cosy and welcoming atmosphere.

In addition to the spacious reception rooms, the house includes two well-appointed bathrooms, ensuring convenience for all residents. A separate utility room adds to the practicality of the home, making daily chores a breeze.

As you enter, you are greeted by a spacious hallway that sets the tone for the rest of the property. The exterior offers parking for several vehicles, a valuable asset in this sought-after location. Furthermore, the rear of the house presents delightful views over Telscombe Tye, providing a picturesque backdrop to your everyday life.

This exceptional property combines style, space, and functionality, making it a must-see for anyone looking to settle in the charming community of Saltdean. Don't miss the opportunity to make this house your home.



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