

PHILLIPS & STILL

Westfield Avenue North, Brighton

Guide Price £650,000 - £700,000



- **A Large Detached Bungalow With Outline Planning Permission For Seven Detached Dwellings On Just Over**
- **Two Double Bedrooms & Spacious Living Accommodation**
- **Positioned Within 6 Acres Of Land**

To view all our homes: phillipsandstill.co.uk



Saltdean Boarding Kennels, Westfield Avenue North, Saltdean, Brighton,



Situated at the back of Saltdean with direct access onto the South Downs, this unique site offers exceptional potential. Previously operated as The Saltdean Boarding Kennels, the property currently includes a two-bedroom chalet bungalow set within just over six acres of land, together with a number of outbuildings including five stables (all requiring substantial improvement or demolition) and kennel blocks. There is also a flat school lunging area.

The site further benefits from outline planning permission for seven detached dwellings on just over one acre. With outline consent in place, the purchaser has the opportunity to design and deliver their own vision, subject to reserved matters approval.

This is a rare chance to acquire a substantial plot in a sought-after location, whether for redevelopment, equestrian or leisure use, or as a lifestyle project with immediate access to the South Downs National Park.



Accommodation

GROUND FLOOR

ENTRANCE HALL

BATHROOM

BEDROOM ONE

11' 11" x 8' 0" (3.63m x 2.44m)

BEDROOM TWO

11' 10" x 8' 0" (3.61m x 2.44m)

LOUNGE & DINING ROOM

18' 1" x 12' 0" (5.51m x 3.66m)

SEPARATE KITCHEN

18' 1" x 8' 0" (5.51m x 2.44m)

OUTSIDE

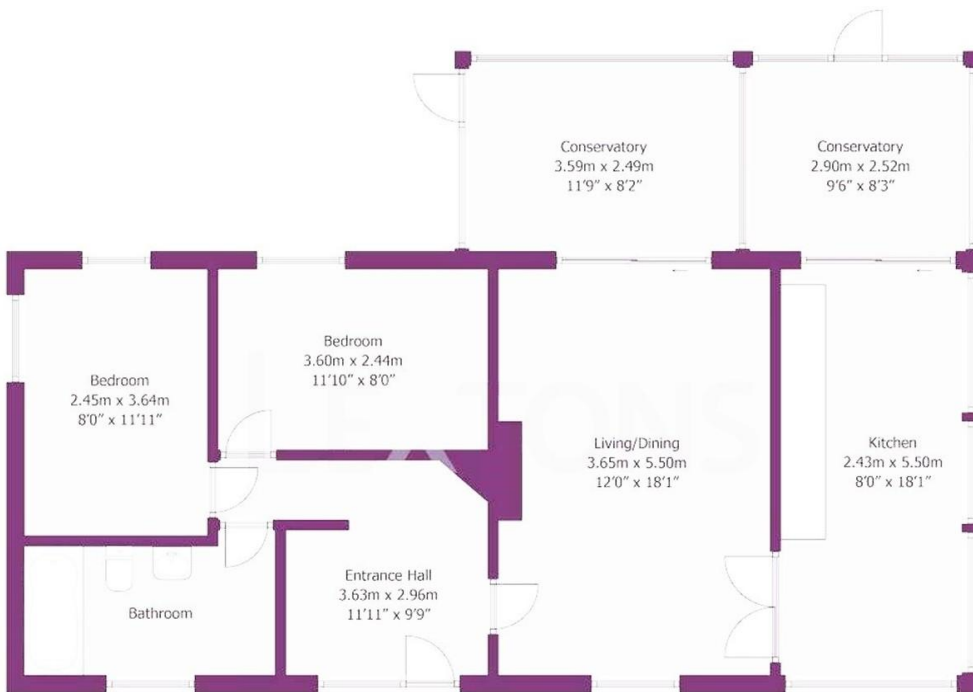
EXTENSIVE GARDENS

OUTBUILDINGS

OFF ROAD PARKING

STABLES

DOG KENNELS



Approximate gross internal floor area 88.5 sq m/ 953 sq ft





What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

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Agents Note:

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.helptobuy.org.uk
www.fensa.org.uk
www.brighton-hove.gov.uk
<http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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