



Stanmer Avenue, BN2
£400,000

ASTON
VAUGHAN

INTRODUCING

Stanmer Avenue, BN2

3 Bedrooms | 2 Bathroom | Garden and Balcony

Set in the leafy residential area of Saltdean, close to the green rolling hills of the South Downs, this sweet semi-detached bungalow is brimming with potential to add considerable value in an area where planning permissions are easier to come by. As it stands, it has three double bedrooms and an east-to-west aspect, culminating in a charming rear garden which catches the last of the summer sunshine on the sun terrace, from which you can enjoy exceptional views over the countryside.

To the front is parking for a car on the drive, alongside an area of lawn bordered by spring flowers. Stepping inside, the entrance hall feels like a room of its own, with a vast amount of space for sideboards, hanging coats, or seating to take shoes on and off.

To the left and right are two double bedrooms with an easterly aspect looking out onto the peaceful street. Bedroom three mirrors the second but enjoys open garden views, and all three share the same neutral decoration of fawn carpet paired with white walls, providing ample space for double beds and freestanding wardrobes.

The principal bedroom also benefits from an en suite shower room, while bedrooms two and three have easy access to the family bathroom next door. Tiled in natural stone porcelain around the bath with a shower over it, both bathrooms are in fine condition, although modernisation would add further value.

Occupying over a third of the total footprint, the main reception room and open-plan kitchen offer generous space for families to come together in the evenings, relaxing on comfortable furnishings and dining around the table. The kitchen provides extensive storage in white handle-free cupboards alongside an integrated oven and hob, with space remaining for a washing machine, dishwasher, and tall fridge freezer.







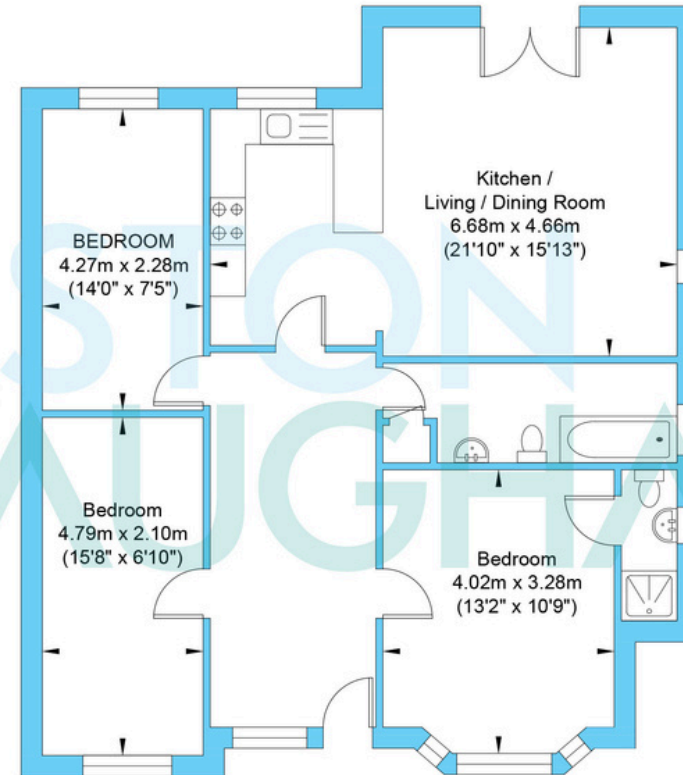
During the summer months, French doors open onto the sun terrace, creating a natural extension of the living space for alfresco drinks and dinners. Positioned on a hill, the property enjoys incredible far-reaching views across the local landscape to the hillside opposite. Facing west, the sunsets are stunning and can be enjoyed late into the evening during the warmer months.

A few steps lead down to the garden, which is secure and easy to maintain — ideal for children and pets to play. There are flower beds for planting and tall fences for climbing florals, while an area of decking is perfectly positioned for a hot tub or paddling pool.





Stanmer Avenue



First Floor Flat
Approximate Floor Area
903.52 sq ft
(83.94 sq m)

Approximate Gross Internal Area = 83.94 sq m / 903.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Good to Know:

Saltdean is a leafy coastal suburb on the outskirts of the city; built around the stunning, Grade II listed, Deco lido which has recently been fully refurbished. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and spacious chalet house allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.