



12 Stanmer Avenue, Saltdean, BN2 8QL
£369,999

CarruthersandLuck
SalesandLettings



12 Stanmer Avenue

Saltdean, Brighton

Set within a serene and picturesque residential neighbourhood, this impressive detached two-bedroom bungalow offers a perfect blend of comfort, style, and functionality. The property is approached via a well-maintained front garden and a charming pathway enhancing its welcoming kerb appeal. Off-road parking is conveniently located along the side of the bungalow, ensuring easy access for residents and visitors alike. The spacious interior features a bright and airy living room, beautifully complemented by large windows, modern flooring, and elegant decorative touches. The kitchen is fitted with sleek white cabinetry, space for appliances, and an abundance of natural light from a window with views to the rear garden and the south downs. Bedroom one is a good size with plenty of space for all necessary furniture and bedroom two is a perfect single room. The bathroom features a bath-tub with a built-in shower, decorative tiling, basin and WC, all illuminated by natural light for a fresh atmosphere.

Council Tax band: C / Tenure: Freehold

EPC Energy Efficiency Rating: D / EPC

Environmental Impact Rating: D

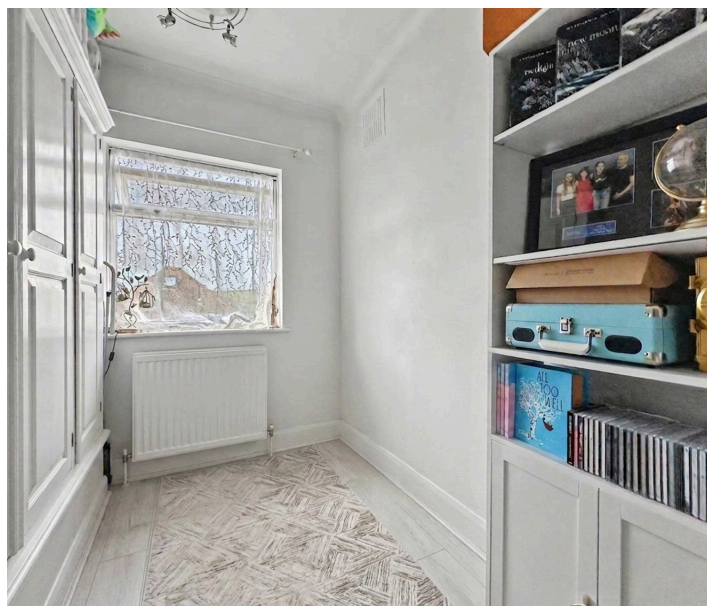


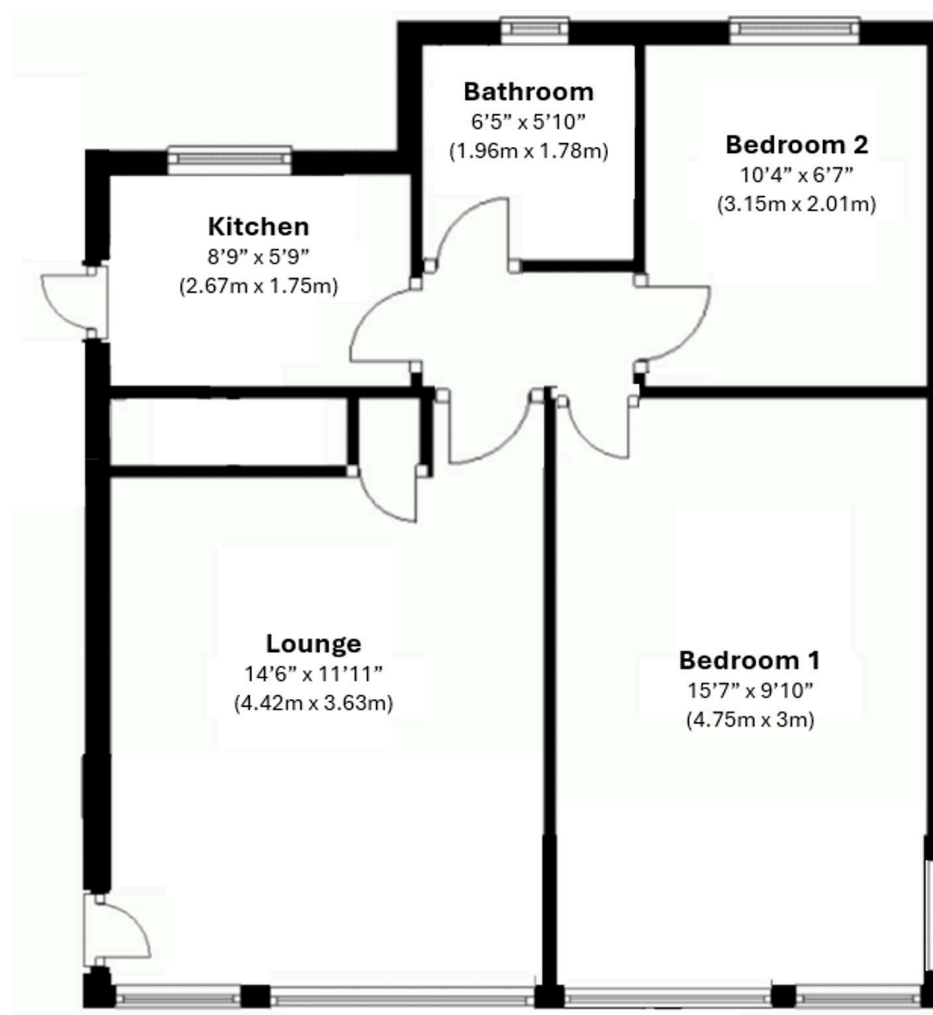
CarruthersandLuck
SalesandLettings

12 Stanmer Avenue

Saltdean, Brighton

Externally, the bungalow excels with its garden spaces. The rear garden is a true haven, boasting a lush lawn, vibrant greenery, ideal for outdoor dining, entertaining, or unwinding in privacy. A practical storage shed adds further convenience to keep garden tools hidden away. The property's position offers scenic countryside views and an abundance of lush greenery, contributing to a peaceful and tranquil setting. With its scenic location and good size rooms, this property would be excellent for young families or couples. The street and proximity to open countryside provide a delightful backdrop for daily living, ensuring a perfect balance of rural calm and practical convenience. Saltdean offers an excellent range of local amenities, including a highly regarded primary school, a variety of shops, cafés, restaurants, and other everyday conveniences along Saltdean Vale, Lustrells Vale, and Longridge Avenue. Regular bus services provide easy access to Brighton city centre, while the iconic Saltdean Lido is a standout local attraction, featuring an open-air swimming pool, café, gym, and library. Whether relaxing indoors amidst stylish modern décor or enjoying the expansive outdoor spaces, this bungalow is an outstanding opportunity for those seeking a comfortable and flexible home in a highly desirable location.





This floor plan is for illustrative purposes only and is not to scale. All measurements should be independently verified.

Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

sales@carruthersandluck.co.uk

www.carruthersandluck.co.uk



Follow us on Instagram
@carruthersandluck



Find us on Facebook
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



CarruthersandLuck
SalesandLettings