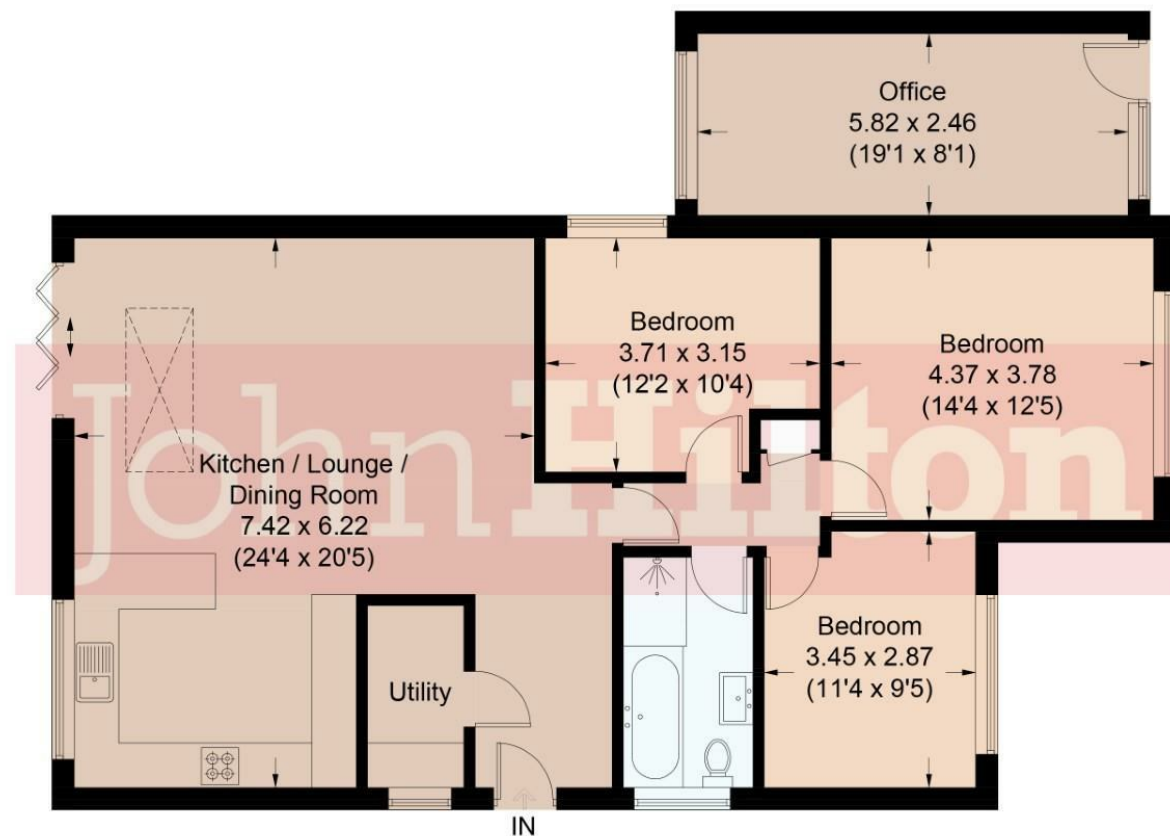


## Brambletyne Avenue, Saltdean, BN2 8EL

Approximate Gross Internal Area = 114.40 sq m / 1231 sq ft  
(Including Office)



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2026

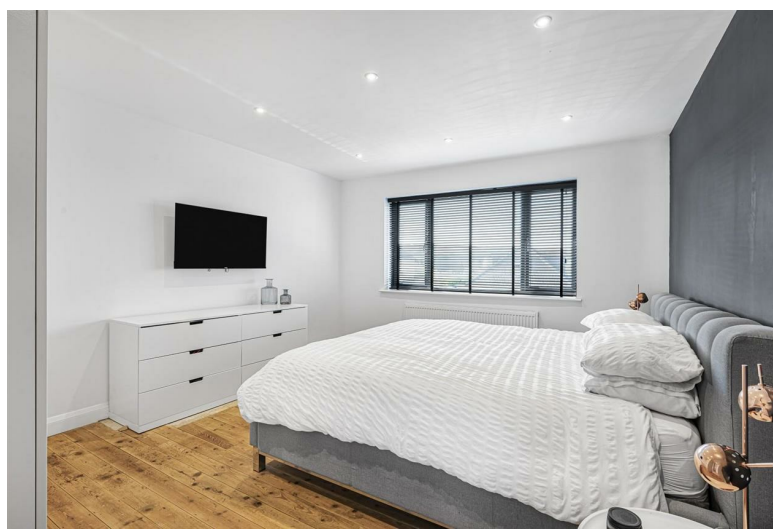


Total Area Approx 1231.00 sq ft

75 Brambletyne Avenue, Saltdean, BN2 8EL

To view, contact John Hilton:  
52 High Street, Rottingdean, BN2 7HF  
132-135 Lewes Road, Brighton, BN2 3LG  
01273 608151 or sales@johnhiltons.co.uk

**Guide Price £550,000-£575,000**  
**Freehold**



## 75 Brambletyne Avenue Saltdean, BN2 8EL

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

An extended, detached three-bedroom bungalow offering stylish, open-plan living with bi-fold doors opening onto a sunny, lawned rear garden, with an adjoining office space to the side and off-road parking for several vehicles to the front.

A composite part-glazed door opens into the entrance hall, leading to a useful utility room fitted with work surfaces, plumbing for a washing machine and tumble dryer, an 'Ideal' gas boiler, radiator, roof space access, and a side window.

The heart of the home is a bright and spacious open-plan living, dining and kitchen space, enhanced by a roof light and bi-fold doors opening onto the rear patio and garden, and finished with oversized ceramic floor tiles. The contemporary kitchen is fitted with sleek flat-front units and integrated appliances including a fridge-freezer, double oven and dishwasher. Quartz work surfaces extend to include a six-ring gas hob with ceramic extractor over, and a single bowl sink with mixer tap and grooved drainer, while a solid wood breakfast bar with inset power sockets and feature lighting provides an ideal social focal point.

The modern bathroom with floor to ceiling white tiles and coordinated tiled floor features a panel-enclosed bath with shower attachment, as well as a separate walk-in shower with black-framed glass screen, rainfall shower head and additional handheld shower attachment, alongside a wall-mounted basin, WC and heated towel rail.

All three bedrooms are well-proportioned. The principal bedroom enjoys far-reaching views across Saltdean towards Telscombe Tye, complemented by stripped pine flooring and inset LED downlights. Bedroom two is carpeted with similar lighting and the same front-facing views, while bedroom three also features stripped pine flooring and a side aspect.

The adjoining office space is accessed independently from the driveway via a UPVC door, offering two windows, LED lighting, an electric radiator and ample power sockets – ideal for home working or a studio space.

Outside, the rear garden features a tiled patio leading to steps up to a sunny lawn, with a decked seating and entertainment area as well as a dedicated children's play space. A side gate provides wide, level access to the front, where there is off-road parking for several vehicles.

The property further benefits from planning permission to extend into the roof, allowing for the creation of two additional bedrooms, both with en-suite facilities, offering excellent scope for future expansion.

Conveniently located just minutes from Saltdean's main high street with its good selection of shops, cafes, bars and restaurants, regular bus services into the centre of Brighton, and within easy reach of Saltdean Lido, the beach and undercliff walk.



- Detached Bungalow
- Three Double Bedrooms
- Open-Plan Living
- Separate Office
- Off-Road Parking
- Contemporary Kitchen
- Modern Family Bathroom
- Utility Room
- Scope to Extend into Roof Space
- NO ONWARD CHAIN

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **D**