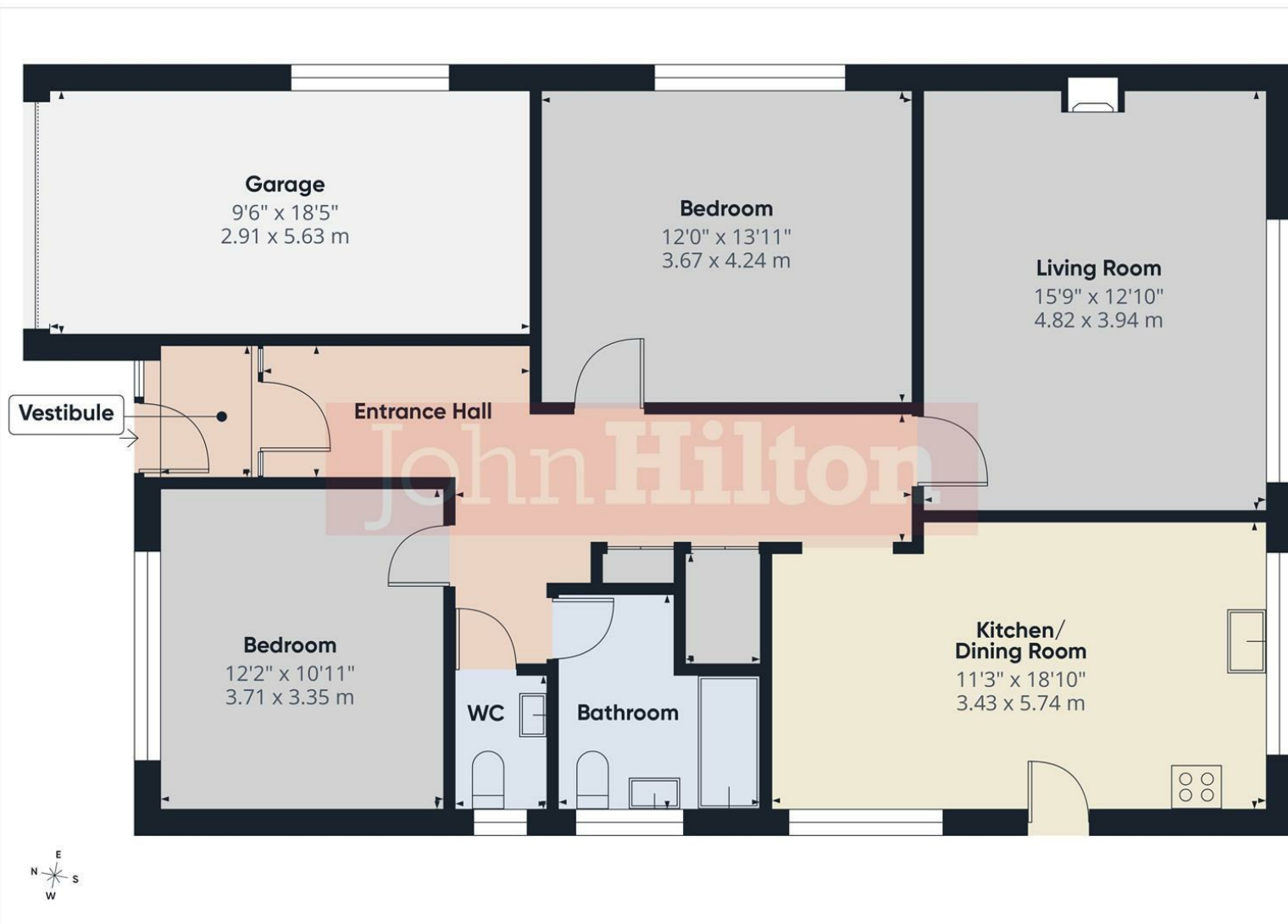


JohnHilton

JohnHilton

Est 1972



Total Area Approx 1159.00 sq ft

86 Bevendean Avenue, Saltdean, BN2 8PE

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

£450,000 Freehold

view all our properties at:
www.johnhiltons.co.uk

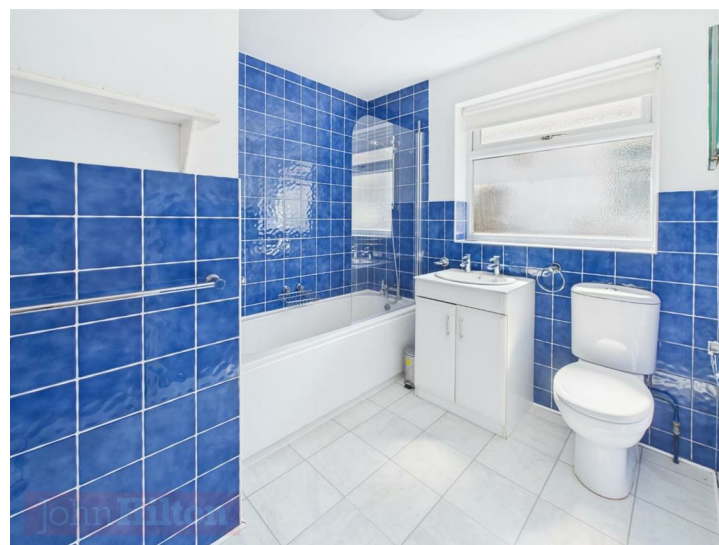


Zoopla

onTheMarket.com

rightmove.co.uk
The UK's number one property website

PrimeLocation.com



86 Bevendean Avenue Saltdean BN2 8PE

Detached Bungalow with Panoramic Views towards the Sea and Telscombe Tye.

This previously three-bedroom detached bungalow is now laid out as a spacious two double-bedroom home, with front garden and private driveway leading to a good-sized integral garage which has a window and scope to convert (subject to planning requirements).

A panelled UPVC door with sidelight opens into an entrance vestibule which leads into the spacious L-shaped hallway with two built-in storage cupboards – one housing the 'Ideal Logic' gas boiler – and access to a good-sized loft space.

Both double bedrooms are situated to the front of the property, one with views over the private lawned front garden, the other with a double-glazed UPVC window to the side.

There is a double aspect kitchen/dining room with two UPVC double-glazed windows giving stunning panoramic views to the south of Telscombe Tye and the sea beyond, and a glazed UPVC door leading to the rear garden. The kitchen has modern flat-front wood-effect base and wall units and roll-edge work surfaces with inset double sink and mixer tap, inset LED downlighters and part-tiled walls. Additionally, there is a ceramic four-ring electric hob with coordinating fan-assisted double oven and grill, and plumbing and space for a washing machine, dishwasher and fridge freezer.

The separate living room has a feature stone wall with tiled hearth, iron chimney canopy and a gas fire point, and again benefits from the stunning panoramic views to the rear, with plenty of natural light.

There is a good-sized bathroom with a modern white suite comprising a panelled bath with shower over and glass shower screen, vanity unit with inset sink, and low-level WC, along with a shaver point, part-tiled walls, and an obscure double-glazed UPVC window to the side. Adjacent to the bathroom, there is a further separate WC with obscure double-glazed UPVC window, low-level WC and pedestal wash hand basin.

To the rear, the southerly, fenced garden has mature shrub borders and a level lawned area leading to a paved patio entertainment area, with access to under-house storage and gated side access to the front of the property.

The property further benefits from having no onward chain.



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	
		84
	65	

Council Tax Band: **D**

- Detached Bungalow
- Two Double Bedrooms
- Kitchen/Dining Room
- Separate Living Room
- Double Glazing
- Integrated Garage
- Southerly Rear Garden
- Coastal & Telscombe Tye Views
- Good Decorative Order
- NO ONWARD CHAIN