



49 Rodmell Avenue, Saltdean, BN2 8PG
£950,000

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49 Rodmell Avenue

Saltdean, Brighton

This impressive double-fronted detached house offers an exceptional opportunity to acquire a spacious and beautifully presented six-bedroom family home set on a generous double-width plot, enjoying far-reaching sea views. Situated in a highly sought-after location, the property is within easy walking distance of the seafront, with direct beach access and close proximity to the newly restored Saltdean Lido. Local shops, schools, and regular bus routes are all conveniently nearby, providing access to Brighton.

Stepping inside, you are greeted by a welcoming entrance hall that leads to a series of versatile and well-proportioned reception rooms. The elegant lounge is flooded with natural light, offering a relaxing space with views towards the coast, while the formal dining room is ideal for entertaining family and guests and opens out to the rear garden. A separate study provides the perfect environment for working from home or could be adapted as a playroom or additional bedroom if required. The heart of the home is the expansive kitchen, fitted with modern appliances and ample storage, making it ideal for both every-day living and larger gatherings. Finally, on the ground floor is a double bedroom with an en-suite shower room, ideal for live in relatives.



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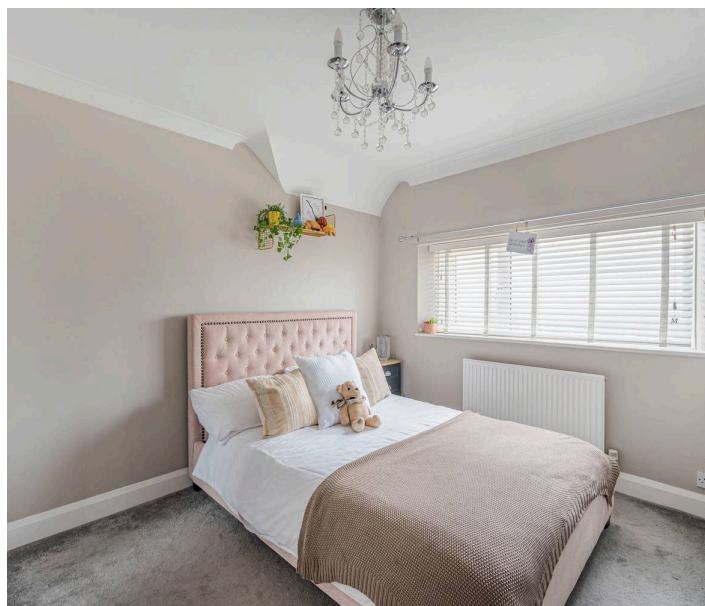
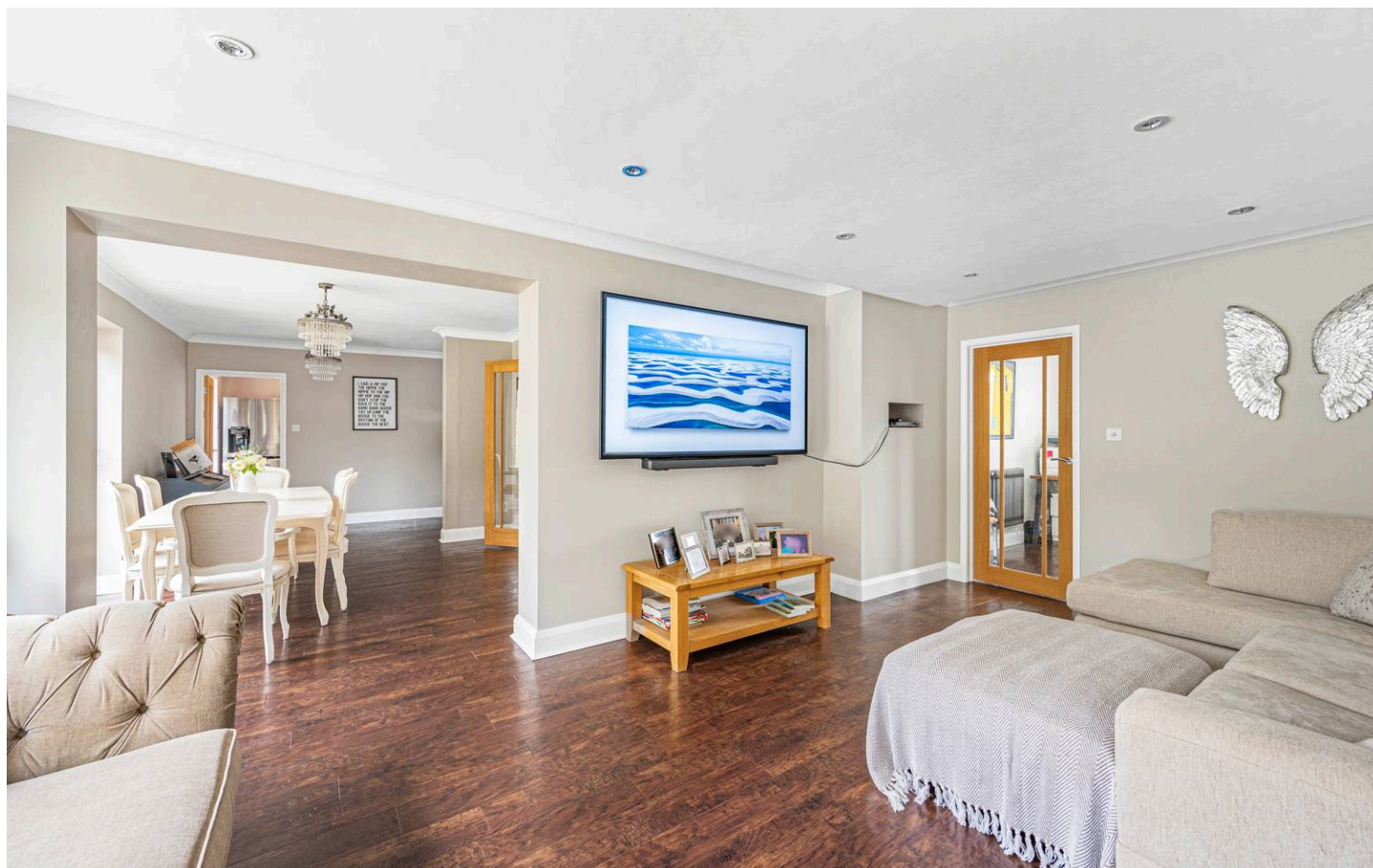
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Upstairs, there are five good-sized bedrooms, all presented in very good decorative order, including two principal bedrooms with sea views. Two of the bedrooms have En-suites finished to a high standard and in addition there is a modern family bathroom. Its worth noting that the main bedroom is a particularly large room and has some lovely views to the sea.

The exterior of the property is equally impressive, with a substantial rear garden that offers plenty of space for outdoor living and entertaining. The garden is mainly laid to lawn, bordered by mature shrubs and planting, providing a sense of privacy and tranquillity. A paved patio area adjacent to the house is perfect for al fresco dining or summer barbeques, while the generous size of the plot allows for children's play equipment, further landscaping, or even the addition of a garden studio (subject to the necessary permissions). The front garden is attractively landscaped and enhances the property's kerb appeal, featuring established beds and a pathway leading to the main entrance. Parking is well catered for, with a private driveway providing space for three to four cars, a rare advantage for the area. The overall maintenance of the grounds is excellent, reflecting the care and attention given to the property as a whole. With its combination of spacious accommodation, high-quality interiors, sea views, and a prime position close to local amenities and the beach, this outstanding home is ideally suited for families seeking a coastal lifestyle without compromising on convenience.

EPC Energy Efficiency Rating: C

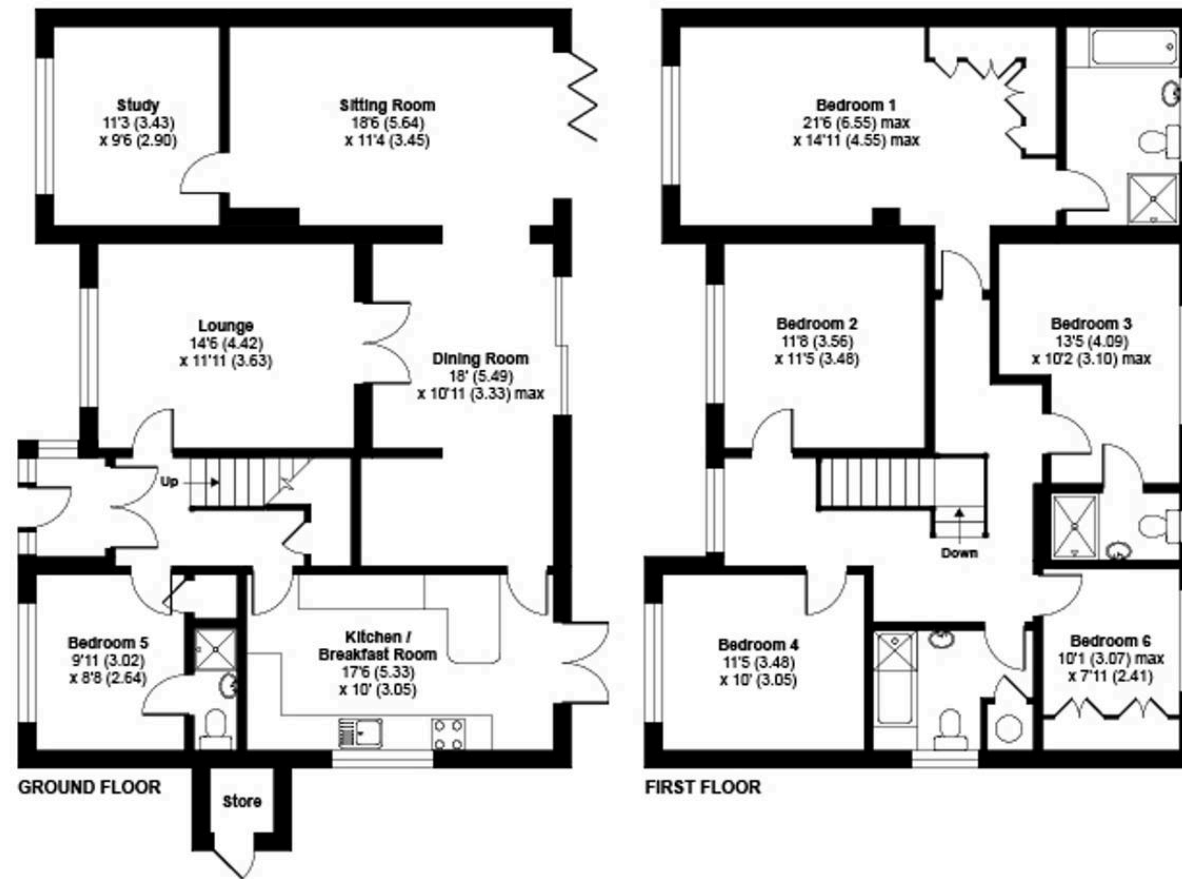




Rodmell Avenue, Saltdean, Brighton, BN2

Approximate Area = 2291 sq ft / 212.8 sq m (includes garage and excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlhocom 2021. Produced for Philip Mann Estate Agents. REF: 802436

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