John Hilton

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Est 1972

Ashdown Avenue, Saltdean, BN2 8AH

Approximate Gross Internal Area = 259.1 sq m / 2789 sq ft
(Including Eaves)
Garage = 23.9 sq m / 257 sq ft
Total = 283 sq m / 3046 sq ft

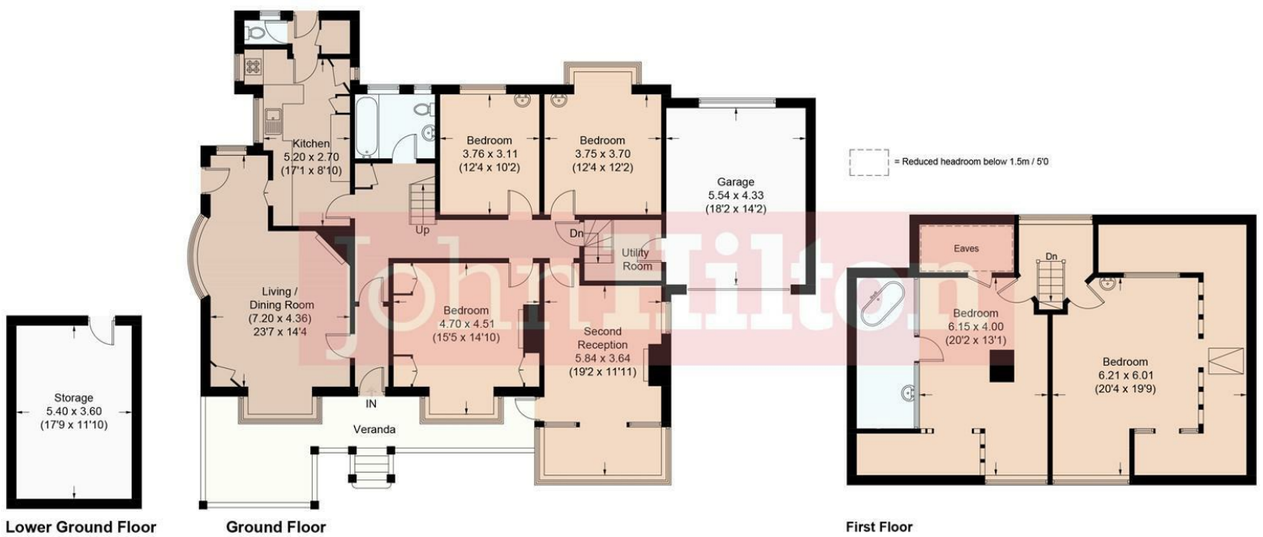

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Total Area Approx 2789.00 sq ft

33 Ashdown Avenue, Saltdean, BN2 8AH

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
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01273 608151 or sales@johnhiltons.co.uk

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33 Ashdown Avenue
Saltdean, BN2 8AH

"Ashdown Lodge" is thought to be the first house built on Ashdown Avenue in the 1930s. It offers a spacious home, retaining all its period charm and having been a cherished home of the current owners for three decades. Situated on a double raised plot with stunning coastal and South Downs views, with well-maintained gardens that wrap around to all four sides, benefitting from sun throughout the day.

Approached via the front drive and pathways leading up to a covered veranda with stunning wisteria, mature roses and far-reaching views, the panelled front door having a stained-glass panel and leading into the L-shaped hall with understairs coat storage cupboard and stairs to the first floor.

There's a triple aspect, beamed living/dining room having bay windows to the front and side of the property, along with a feature arched window to the rear and glazed door to the garden, and a brick open fireplace for winter evenings. From the dining area there is a serving hatch through to the kitchen which is fitted with hand painted, panelled base and wall units and glass display cabinets, with integrated 'Miele' dishwasher, 'Rangemaster' five-ring gas stove with two ovens and grill, plumbing for a washing machine, space for a fridge freezer, and two double-glazed windows to the side. Just off the kitchen there's a separate WC and garden storeroom.

Three double bedrooms are situated on the ground floor, two overlooking the rear garden, and one to the front having a bay window which takes in the coastal views, along with a further reception room/bedroom having a double aspect over the front and side gardens with sliding glazed door to the bay.

There is a family bathroom with a window to the rear and a white suite comprising panelled bath with shower over, raised shower head and mixer tap, pedestal wash hand basin, and low-level WC.

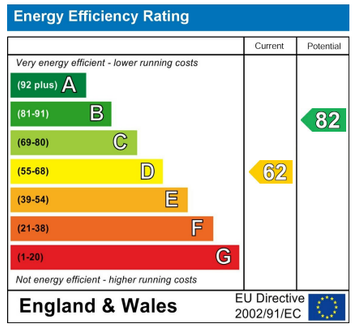
At the end of the hallway there is a door with steps down to a utility room which leads to a generous under-house store (once a wine cellar) and through to the attached garage with window to the rear.

Stairs ascend to the first floor with landing window overlooking the rear garden and two further double bedrooms, one having an en-suite bathroom with freestanding roll-top bath and both having eaves storage, dressing areas and windows to the front with sea views.

Outside, you have mature, hedged gardens, mainly laid to lawn with mature flower beds, rockery and patio entertainment areas that wrap round the property and offer great family space.

The recently renovated Saltdean Lido with open-air swimming pool, gym, cafe and restaurant is within a short walk, as are the beach and undercliff walk and local amenities on Lustrells Vale. The area is well served for buses into the city, just 5.2 miles from Brighton Station and 5.5 miles from the A27/A23 road networks. Additionally, the picturesque village of Rottingdean is within easy reach with its independent boutiques and shops including a Post Office, butcher, greengrocer, Tesco Express, and a variety of cafes, restaurants and pubs.

- Detached House with Period Features
- Five/Six Bedrooms (One with En-Suite)
- One/Two Receptions
- Triple Aspect Living/Dining Room
- 2,500 Square Foot Internal Living Space
- Kitchen & Separate Utility Room
- Gardens to Four Sides
- Sea & South Downs Views
- Gas Heating System
- Attached Garage & Cellar Storage



Council Tax Band: **F**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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