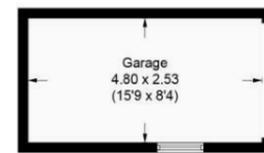


Westmeston Avenue, Saltdean BN2 8AL

Approximate Gross Internal Area = 147.4 sq m / 1587 sq ft
 Garage = 12.2 sq m / 131 sq ft
 Total = 159.6 sq m / 1718 sq ft



(Not Shown In Actual Location / Orientation)



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025



Total Area Approx 1587.00 sq ft

15 Westmeston Avenue, Saltdean, BN2 8AL

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 £850,000-£875,000
Freehold



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15 Westmeston Avenue Saltdean BN2 8AL

*** GUIDE PRICE £850,000-£875,000 ***

Attractive Colonnade-Style 1930s Detached House

Approached via a block-paved carriage driveway with a garage/workshop and access to both sides of the property, this spacious home offers stunning sea views and views across the South Downs, with many attractive features including oak floors, Art Deco fireplaces, feature windows, a first floor terrace and a westerly-facing rear garden which backs onto open fields and the South Downs National Park.

The property has been stylishly updated and offers well-proportioned rooms, the ground floor comprising entrance hall, a triple aspect living room with French doors onto a covered terrace, a dual aspect modern Shaker-style kitchen with oak work surfaces and underfloor heating, and a separate dining room - again with a dual aspect, and bay window with doors out to the private westerly garden.

The attractive Deco-style stairs lead to the first floor with four double bedrooms, all with sea views. The two front bedrooms have access onto a terrace with views over Saltdean - one having a dual aspect and the other having built-in wardrobes and currently being used as a dressing room. The two bedrooms to the rear have views towards Rottingdean, one having a dual aspect and bay window. A family bathroom completes the first floor accommodation, with corner bath and separate shower enclosure.

The westerly aspect garden has two patio entertaining areas, one being raised with seating area, and a lawned garden with shrub and flower borders. The Saltdean Lido with open-air swimming pool, gym, cafe and restaurant is within a short walk, as are the beach and undercliff walk, local shops and the South Downs. The neighbouring historic village of Rottingdean, just 0.7 miles (15-minute walk) from the property, has an array of amenities including a Post Office, butcher, greengrocer and Tesco Express, as well as a variety of cafes, restaurants and traditional pubs. The area is well served for buses and is located approximately 5 miles from Brighton city centre.

Viewing of this fabulous property is highly recommended.



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- Detached 1930s House
- Spacious Accommodation
- Four Bedrooms
- Ground & First Floor Terraces
- Stunning Sea & South Downs Views
- Elevated Position Backing onto Fields
- Two Reception Rooms
- Oak Floors & Art Deco Fireplaces
- Close to Local Amenities & Seafront
- Regular Bus Services Nearby

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 78 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Council Tax Band: E