



80 Northwood Avenue, Saltdean, BN2 8RG  
£295,000

CarruthersandLuck  
SalesandLettings



## 80 Northwood Avenue

Saltdean

This detached three-bedroom bungalow presents a fantastic opportunity for buyers seeking a home to update and personalise, perfectly positioned in a quiet area opposite an open green. The property is ideally located just a ten-minute walk from Longridge Avenue, where an array of local shops and regular bus services offer effortless connections to Brighton city centre, while an additional hourly bus service is conveniently situated within 200 yards.

Inside, the accommodation is well-proportioned throughout, beginning with a generous lounge that seamlessly opens into a bright conservatory, creating a versatile living and entertaining space filled with natural light. The kitchen is of a good size, offering ample potential for modernisation and plenty of scope for fitted appliances and additional storage. Three well-sized bedrooms provide flexibility for family members, guests or the option to create a dedicated home office, with each room benefiting from pleasant outlooks and adaptable layouts. The bathroom is centrally located and offers the opportunity for contemporary refurbishment to suit individual tastes.



**CarruthersandLuck**  
SalesandLettings

# 80 Northwood Avenue

Saltdean

The bungalow is situated on a wide plot and has parking to the front with the opportunity to create further parking for 2/3 cars. A side path leads to the rear garden which is currently overgrown and in need of clearing and landscaping.

Whilst the property is in need of some modernisation it would not take a lot to get it 'move in able' and it does benefit from double glazing, gas heating and has recently had a new Septic tank installed. With no onward chain, this property is an excellent prospect for those looking to make their mark in a popular and well-connected neighbourhood, where peaceful surroundings combine with easy access to everyday amenities and excellent transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC





# Carruthers and Luck Sales and Lettings

Carruthers & Luck, 233A South Coast Road – BN10 8LD

01273 585001

[sales@carruthersandluck.co.uk](mailto:sales@carruthersandluck.co.uk)

[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)



Follow us on Instagram  
[@carruthersandluck](https://www.instagram.com/carruthersandluck)



Find us on Facebook  
Carruthers Luck

These particulars are prepared diligently and all reasonable steps are taken to ensure their accuracy. Neither the company or a seller will however be under any liability to any purchaser or prospective purchaser in respect of them. The description, Dimensions and all other information is believed to be correct, but their accuracy is no way guaranteed. The services have not been tested. Any floor plans shown are for identification purposes only and are not to scale Directors: Paul Carruthers Stephen Luck



**CarruthersandLuck**  
SalesandLettings