

40 Nutley Avenue, Saltdean, BN2 8EB

£475,000

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40 Nutley Avenue

Saltdean, Brighton

Situated in a sought-after location just moments from Longridge Avenue, this impressive three-bedroom detached bungalow offers spacious and flexible accommodation ideal for families, downsizers, or those seeking single-level living with excellent access to local amenities.

The property enjoys a prime position within easy reach of a variety of shops, welcoming cafes, and the frequent bus service, while the picturesque seafront with its inviting beach access is just a short stroll away. For commuters and those who enjoy city life, excellent transport links provide swift and convenient access to Brighton City Centre and the surrounding areas.

The bungalow opens with a generous and welcoming hallway, providing an immediate sense of space and light, and features a hatch to a substantial loft area that presents exciting potential for conversion, subject to the usual consents, offering scope for further bedrooms. The main lounge is a bright room, boasting a charming wood burner for cosy evenings, and wide bi-fold doors that create a seamless transition to the impressive sun deck, perfect for entertaining or relaxing. The kitchen is of a good size and, while functional, now offers a fantastic opportunity for modernisation and personalisation.

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Each of the three bedrooms is a comfortable double, ensuring ample space for family members or guests, with the option to repurpose one as a study, hobby room, or additional reception area as desired. The modern bathroom is finished to a high standard, featuring contemporary fixtures and fittings. Throughout the property, the rooms are well-proportioned and benefit from a pleasant outlook towards the open green expanse of the Telscombe Tye, enhancing the sense of peace and privacy.

A particular feature of the bungalow is the impressive rear garden being 75' in depth and having a modern 30' x 11' composite sun deck with glass balustrades overlooking the lawn. To the far end of the garden is another decked area and a summerhouse.

The overall layout is thoughtfully designed to maximise natural light and flexibility, making this bungalow a rare find in such a well-connected and desirable setting. Neighbouring properties have extended into roof spaces and extended the ground floors to create large family homes and this property offers lots of potential to do the same.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

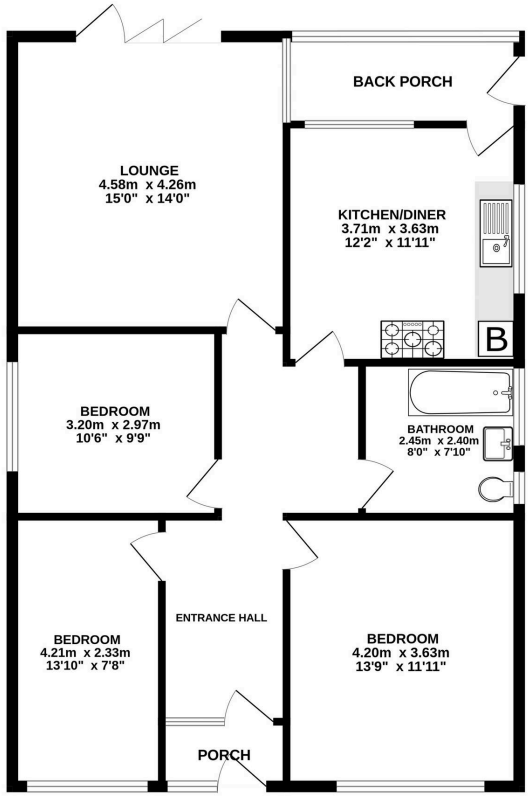






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GROUND FLOOR
92.3 sq.m. (993 sq.ft.) approx.



40 NUTLEY AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 92.3 sq.m. (993 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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