

## Rodmell Avenue, Saltdean, BN2 8PJ

Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft  
(Including Garage)

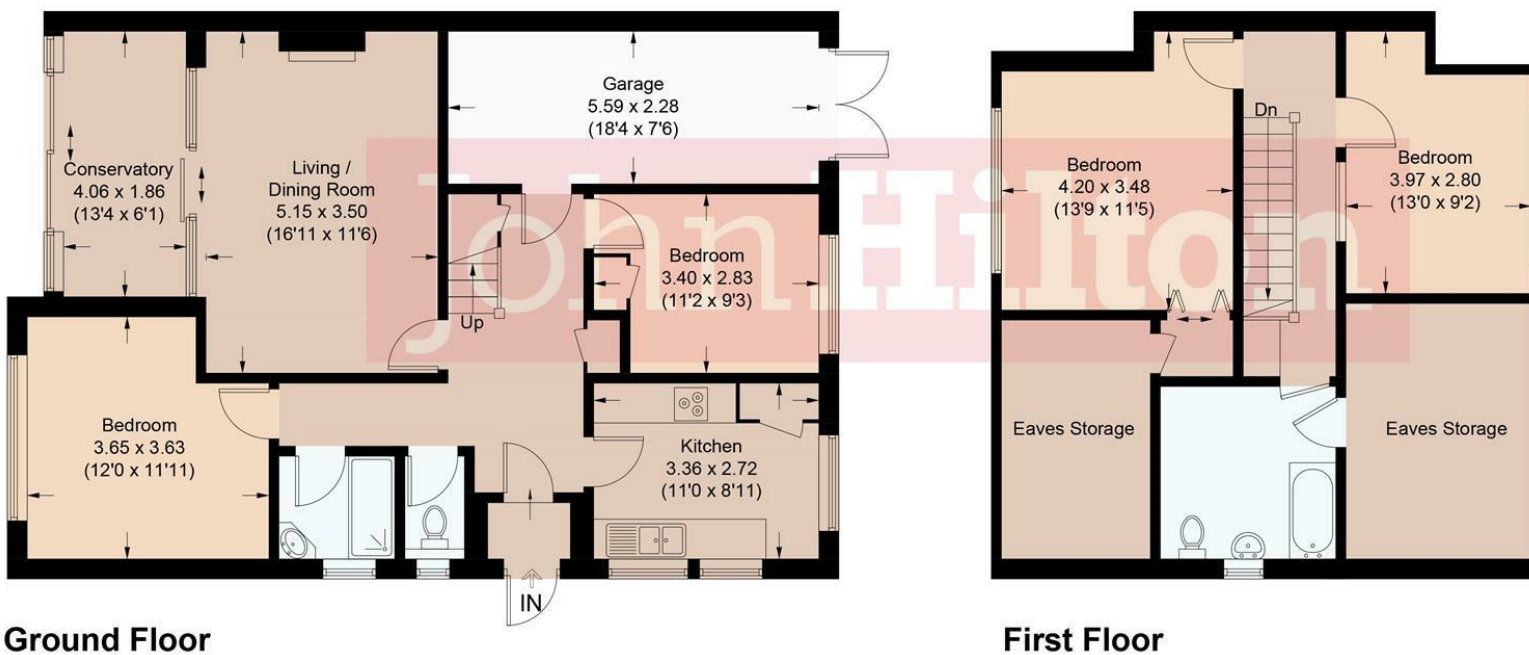


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



Total Area Approx 1440.00 sq ft

128 Rodmell Avenue, Brighton, BN2 8PJ

To view, contact John Hilton:  
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## £450,000 Freehold





# 128 Rodmell Avenue Brighton BN2 8PJ

A well-loved, semi-detached, four-bedroom chalet bungalow with far-reaching views to Telscombe Tye and the sea beyond, a south-easterly rear garden and double-glazed windows throughout. Favourably positioned in East Saltdean within walking distance of local amenities, Saltdean Oval Park, Saltdean Lido, the local school, seafront and regular bus services into Brighton city centre, as well as having easy access to stunning countryside walks on the South Downs.



The bungalow has been lovingly cared for by the current owner for 26 years and is presented in good order with scope to extend, subject to the usual consents. The integral garage has potential to convert, as does the front garden to provide off-road parking for multiple vehicles. There is gated side access to the entrance porch and steps to rear garden.

The ground floor offers a good size entrance hall with integral access to the garage which houses the consumer unit and meters, fully-tiled downstairs shower room with walk-in shower, separate WC and two double bedrooms – one with a large window to take in those wonderful countryside and sea views. The kitchen has a dual aspect flooding the room with natural light, wooden wall and base units, larger cupboard housing 'Worcester' boiler, integrated 'Hotpoint' oven and space and plumbing for a washing machine and fridge-freezer, with potential to knock through to the neighbouring bedroom to create an open-plan kitchen-diner. The south-easterly-facing living-dining room has a fireplace which could accommodate a log burner and again those lovely views to Telscombe Tye and the sea, leads into a conservatory which opens onto a raised decked terrace with steps down to the rear garden which is lawned with mature trees and shrubs.



There are two further double bedrooms to the first floor, the master bedroom to the rear having a fitted wardrobe and access to eaves storage with potential to convert to an en-suite, subject to the usual consent, and once again magnificent panoramic views to Telscombe Tye and the sea - the showstopper of this property. The family bathroom with panelled bath, freestanding wash basin and low-level WC provides access to further eaves storage.

Viewings are highly advised for this property bursting with possibilities.



- Four Bedroom Semi-Detached Bungalow
- Panoramic Telscombe Tye & Sea Views
- Walking Distance to Seafront
- Double Glazing Throughout
- Scope to Extend (Subject to Usual Consents)
- Two Bathrooms including Ground Floor Shower Room
- Spacious Living/Dining Room
- Garage & Off-Road Parking
- Boiler Only 1-Yr Old
- Local Amenities & Bus Services Nearby

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

Council Tax Band: **D**