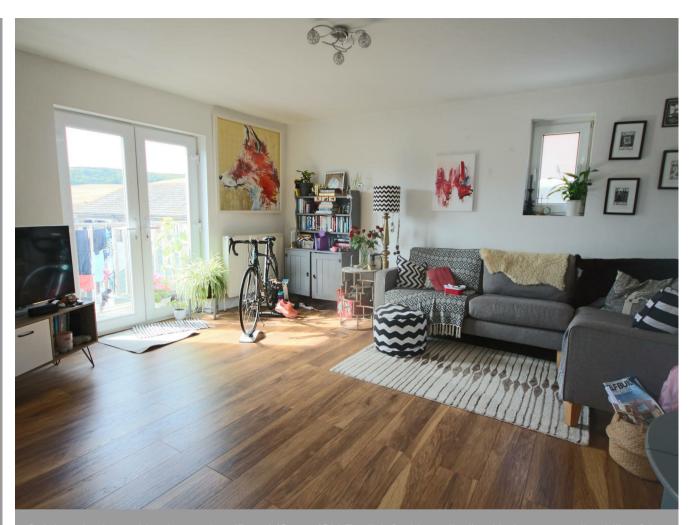


35, Stanmer Avenue Brighton, BN2 8QL

£1,425 Per Month -

- Detached bungalow
- Well presented accomodation
- Three good size bedrooms
- Impressive open plan living space
- Modern fitted kitchen
- Family bathroom & en-suite shower room
- West facing rear garden
- · Private driveway providing parking
- Pleasant distant views
- Popular location

This well presented and spacious detached bungalow certainly impresses from the time you first step foot inside! The larger than usual entrance hall leads through to a lovely open plan living space featuring a good size lounge with pleasant distant views along with a modern fitted kitchen generating an area ideal for entertaining family and friends. Unusually, all three of the bedrooms are good size doubles and the master bedroom benefits from an en-suite shower. Family bathroom comprises a modern white suite. The low maintenance rear garden has a westerly aspect which benefits from the afternoon sun. Conveniently, there is a private driveway providing off road parking. Local amenities within Saltdean can be accessed nearby and the picturesque seafront with its white cliffs is approximately one mile away. Viewing is recommended.



Saltdean is situated by the sea in a 'Dean' (Saxon/Old English for 'dry valley'), with the surrounding hills of the South Downs National Park forming a large central dip and valley where the oval shaped Saltdean Park and Lido are located, looking out over the nearby sea giving a unique balance of downland and the beach.







Reception hall

Open plan living room/kitchen

Bedroom

Bedroom

Bedroom

Bathroom

Cloak Room

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk







Start at Spencer & Leigh - 108 Old London Road, BN1 8YA Head north-west on Old London Road towards Old Patcham Mews

Turn right onto London Road/A23

At the roundabout, take the 3rd exit

Go through 1 roundabout

At the roundabout, take the 2nd exit onto the A27 slip road to Lewes/Newhaven

Merge onto A27

Take the B2123 exit towards Rottingdean/Falmer

At the roundabout, take the 3rd exit onto B2123

Turn left onto High Street/B2123

Turn left onto Steyning Road

Turn right onto Newlands Road

Turn left to stay on Newlands Road

Turn left onto Marine Drive/A259

Turn left onto Chichester Drive E

Slight left to stay on Chichester Drive E

Turn right onto Saltdean Vale

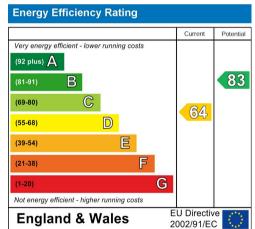
Turn right onto Vale Road

Turn left onto Stanmer Avenue

Turn right to stay on Stanmer Avenue

Stanmer Avenue, Saltdean

Council:-Council Tax Band:-







TOTAL APPROX FLOOR AREA 851 SQ.FT (80.0 SQ.M.)

Whatever, stempticas benin ade to enache the accuracy of the 100 plan contained here in easi rements of Ucors, windows, rooms and any other tens are approximate and to responsibility is taken for any environment on this stolement. This other should be obtained and to responsibility is taken for any environment. The services is, stores and applicances should have not been tested and not guarantee as to the operators by efficiency, can be given.

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