



35, Stanmer Avenue, Brighton, BN2 8QL

**Spencer
& Leigh**

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:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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TOTAL APPROX FLOOR AREA 891 SQ. FT. (80.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, in case elements of doors, windows, rooms and/or other items are approximate and no responsibility is taken for any error or omission of this 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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