



## EPC - D

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**Any floor plans shown are for identification purposes only and are not to scale**

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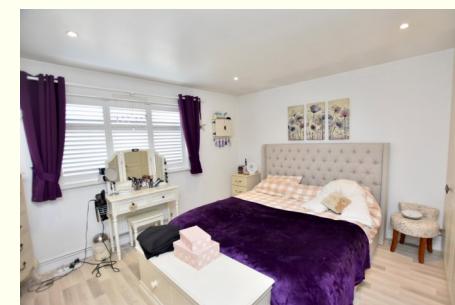
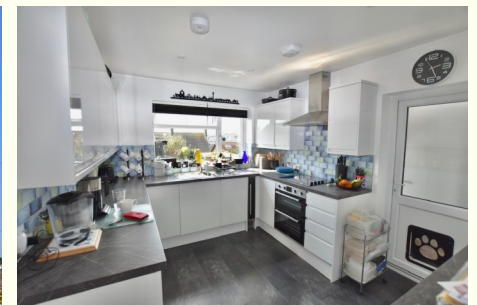
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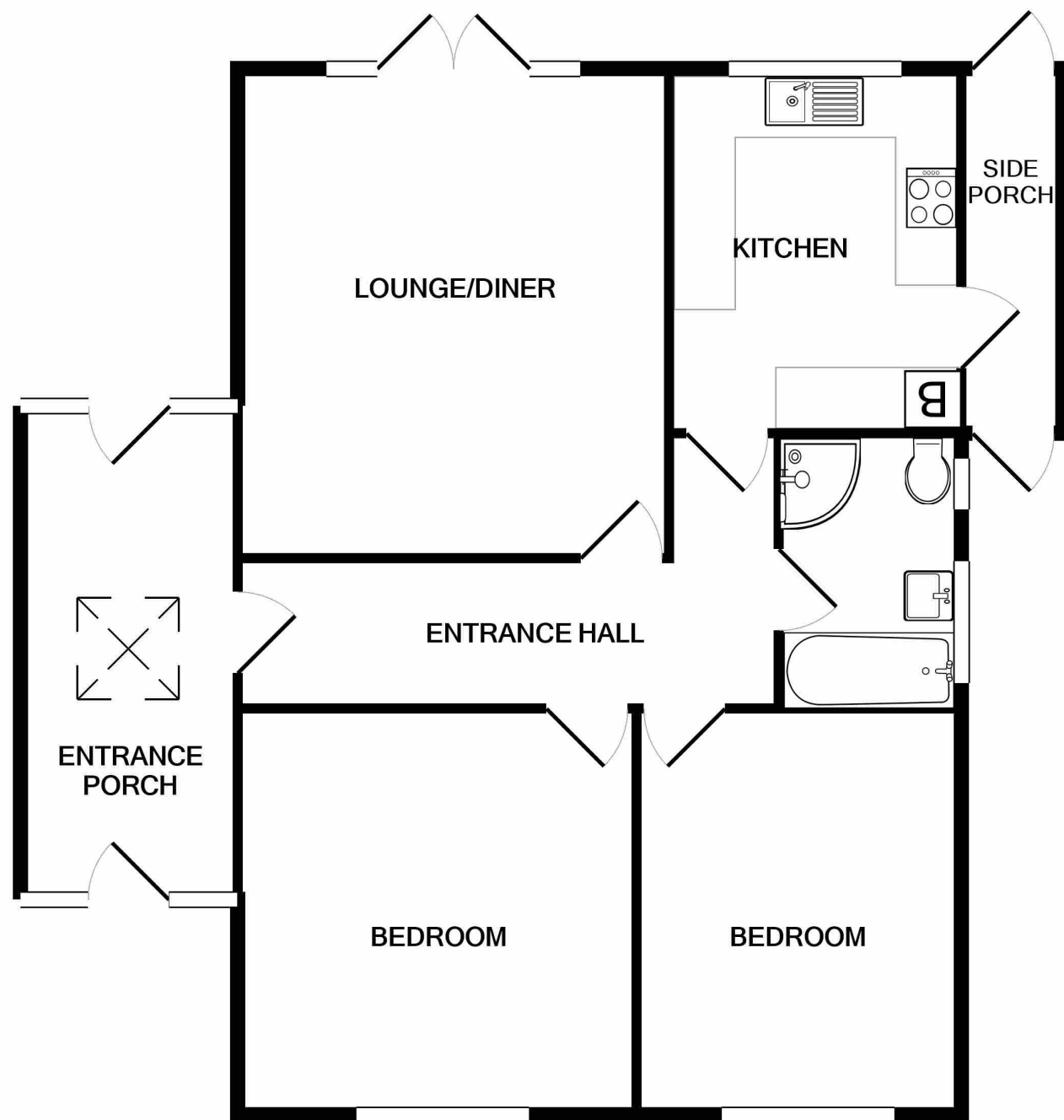
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**16 Oaklands Avenue, Saltdean, BN2 8LQ**  
**OIEO £475,000**



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16 OAKLANDS AVENUE SALTDEAN BRIGHTON  
TOTAL APPROX. FLOOR AREA 87.4 SQ.M. (941 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This beautifully presented bungalow offers bright and spacious accommodation throughout. As soon as you walk through the front door you are welcomed by a large hallway which is perfect for storing your bikes and gives access straight out to the rear garden. The current owner has installed fitted wardrobes in both bedrooms, boarded the loft and installed Hive heating. The bathroom has both a bath and separate shower and is fully tiled. The lounge is south facing so gets the sunlight all day and weather permitting you can open up the French doors and enjoy some alfresco dining on the decking. Both bedrooms are a good size and compliment the rest of the home. With parking to the front and sunshine to the rear this bungalow will not be available for long.

#### FRONT DOOR TO

**ENTRANCE PORCH 15'10" x 7' (4.83m x 2.13m)**  
With door to rear garden and hallway to bungalow.

**LOUNGE 15'10" x 13'11" (4.83m x 4.26m)**  
Double glazed French doors to rear decking and garden, laminate flooring, radiator.

**KITCHEN 11'9" x 9'4" (3.58m x 2.84m)**  
A range of wall and base units with under unit lighting, sink and drainer with mixer tap, integrated oven, hob and grill, integrated fridge and freezer, washing machine and dish washer. Wall mounted gas central heating boiler, double glazed window to rear, door to lean too with front and rear access.

**BEDROOM 1 13' x 12'11" (3.98m x 3.94m)**  
Double glazed window to front, fitted wardrobe, radiator.

**BEDROOM 2 12'7" x 10'5" (3.83m x 3.17m)**  
Double glazed window to front, fitted wardrobe, radiator.

**BATHROOM**  
A white fitted suite comprising a panelled bath, separate corner shower, vanity unit wash hand basin, low level w/c, fully tiled walls and floor, towel rail and double glazed windows.

#### OUTSIDE

**FRONT GARDEN**  
Block paved private drive providing off road parking, shingle flower beds, fencing to 2 sides.

**REAR GARDEN**  
Raised decked area with storage underneath, steps down to lawn and patio area, mature flower beds enclosed with railway sleepers, side access.