

- Sea Views!
- Well Presented
- Walking Distance to Sea Front

- Three Double Bedrooms
- Spacious and Bright
- Metres from Bus Stop

- Huge Open Plan Living Area
- Garage and Parking
- Potential to Extend STUPP

## Property Description

This is a highly desirable property, in a fantastic, convenient location, which simply must be viewed to fully appreciate everything it has to offer!

A huge, approx. 26ft, L-shaped open plan living area occupies the whole of the rear of the bungalow looking out at the rear garden and panoramic views, making this a wonderful light and bright space for cooking, entertaining or relaxing with the family. The spacious lounge opens onto the dining area and well appointed kitchen which has plenty of work surface and storage space with room for a large American style fridge/freezer if desired. The roomy hallway, with parquet flooring, offers great space with the integrated floor to ceiling cupboards, one of which is currently used as a utility area housing the washing machine and tumble dryer, keeping the noisy appliances away from for the living area. The separate bathroom and WC have recently been refurbished with matching tiles that tie the two rooms together beautifully but still allow you to have a bath in peace when someone else needs the loo! There is under sink storage and a new bath with overhead shower.

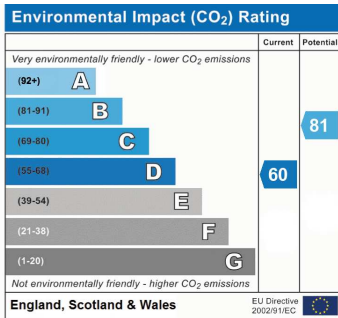
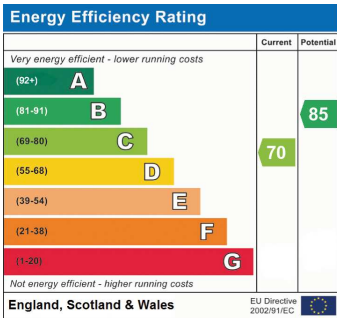
All three bedrooms are very light and spacious doubles, The master bedroom is huge and elegant with a beautiful bay window to front . Any of the bedrooms could be used as an office, playroom or extra lounge space.

There is a large loft, which is great for storage, but could easily be converted into a master bedroom with suite or two new bedrooms and a bathroom.

Outside to the rear is an attractive west south westerly facing garden with a patio, lawn, fruit trees, mature shrubs and the incredible view. To the side there is a shared driveway providing ample parking for several vehicles , leading to a garage with potential, STUPP, to covert into an office, treatment room or salon.

The highly convenient location of this home means it is has very easy access to public transport with bus stops within a few metres of the front door,. These have direct frequent routes into Brighton centre and Brighton Marina. The property is centrally based for several local Primary schools, Secondary schools and colleges/universities.

You are within a short walking distance of the seafront, all the local amenities, a golf club, football club, leisure centre, caravan/touring site and Brighton Marina with its wide variety of shops, pubs, hotels, sports/activity centres, cinema, bowling alley, cafes, restaurants and yacht club. Across the road is an open view of beautiful South Downs and the sea, a nature reserve, a college, a leisure centre with gym, sports hall, squash courts, basketball courts and astro - turf football pitches and a lovely park with a sizeable playground to happily entertain the younger ones, tennis courts, a cafe and a weekly Park Run. Right on the doorstep are many stunning coastal and countryside walks, runs, doggy walks and cycle routes that take you through the unique natural beauty of the locality and its spectacularly scenic surroundings. Something for everyone here!



Address: 101 Wilson Avenue, BN2