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

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## 3 Ridgewood Avenue, Saltdean, BN2 8HH

EPC : E

### £275,000

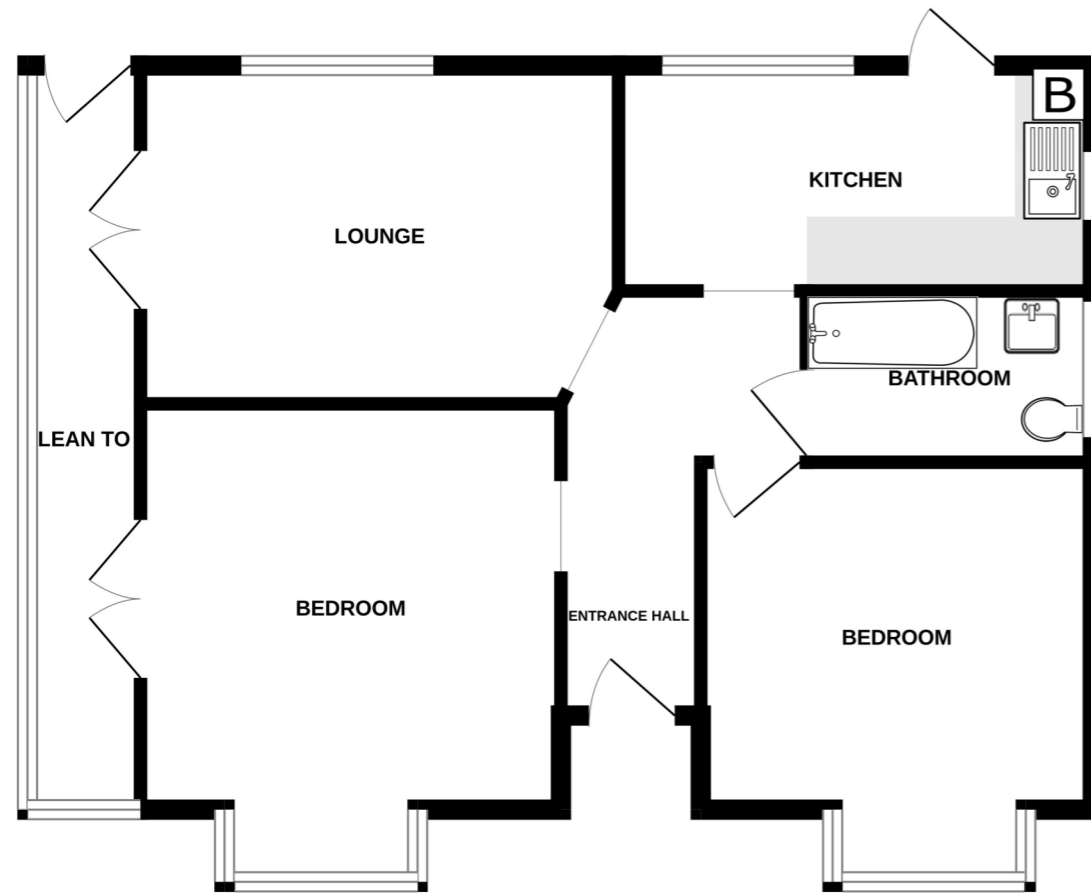


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A fantastic opportunity to purchase a plot of land measuring approximately 30m x 15m narrowing to 10m at the rear which would be suitable for a single property. Currently there is a 2 bedroom detached bungalow occupying the site which is now in need of demolition. The property is situated in a sought after position in West Saltdean, on level ground and close to Lustrells Vale with its varied shopping facilities. The bus stop is virtually opposite and provides frequent access to Brighton City Centre with its mainline railway station.

The seafront with its beach access and newly refurbished Saltdean Lido swimming pool is about half a mile south, and open countryside with many downland walks are about half a mile to the north.

GROUND FLOOR  
63.5 sq.m. (684 sq.ft.) approx.



No planning applications have been made.

The accommodation with approximate room measurements comprises:

ENTRANCE HALL

LOUNGE 13'10" x 9'10" (4.21m x 2.99m)

KITCHEN 13'9" x 6'5" (4.19m x 1.95m)

SIDE LOGGIA

BEDROOM 1 13'10" into bay x 12'2" (4.21m x 3.70m)

BEDROOM 2 12' x 11'5" (3.65m x 3.47m)

BATHROOM/WC 8'3" x 4'11" (2.51m x 1.49m)

OUTSIDE

FRONT AND REAR GARDENS

3 RIDGEWOOD AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 63.5 sq.m. (684 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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