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

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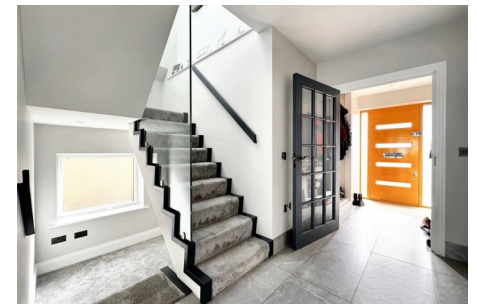
# C&L

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**41 Rodmell Avenue, Saltdean, BN2 8PG**

**EPC : C**

**£899,995**



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A superb opportunity to purchase a beautifully presented and recently renovated detached 4 bedroom house with no ongoing chain. The house has stunning views to and across the Channel and to the South downs. The current owners have over the last few years, extended and improved the property to an incredibly high standard and have created a bright spacious and modern home.

A hand made front door with Banham locks and marine grade stainless steel fittings opens up into a spacious and bright Entrance Hall. As you walk through the front door you can see all the way through the property and out into the rear garden which creates an instant feeling of space. The entire ground floor has imported Saloni floor tiles throughout with underfloor heating.

The Lounge is to the front of the house and has a wide window with Sea views. The ceiling has LED lighting and built in speakers. To the rear of the house is a superb 26' open plan Kitchen/Dining/Reception room with wide 5 Meter bifold doors onto the rear garden. The room is triple aspect and has LED lighting and speakers throughout. The Kitchen has solid colour hand made units that are floor to ceiling on one wall with an extensive range of cupboards and drawers including a bespoke breakfast pantry with a Bifold pocket door. A particular feature of the room is the 3.2m x 1.6m quartz breakfast bar/island which has seating for 4 comfortably and also houses the induction hob and molded undermount sink with Grohe tap. Other integrated appliances include 2 ovens, 2 fridges, 2 freezers. Various mood lighting finishes off the room nicely. In the centre of the room is space for a Dining table/Pool table in addition to space for sofas etc. A very useful Utility room has plumbing and space for a washing machine and tumble drier and a further range of cupboards.

Also on the ground floor is a nice sized 4<sup>th</sup> bedroom currently used as a gym and a separate Cloakroom WC/Shower room with Grohe controls and Grohe taps to the basin. A particular feature of the house is the handmade turned split level staircase with a curtain glass balustrade and tulip wood waterfall detail. 2 windows. The lower part of the staircase leads down to the garage which has power and light, a storage mezzanine and an electric sectional Hormann garage door. The upstairs hallway has a high 2.8m ceiling giving feeling of light and space.

On the first floor are 3 good size double Bedrooms. The main Bedroom is at the front of the house and has a superb 6m x 3.5m high triangular window with made to measure hardwood shutters. The views from this room are incredible and stretch between Worthing to Newhaven/Eastbourne and also take in the wind turbines. The main Bedroom has its own En-Suite shower room fitted with a high quality suite with a large square shower tray, imported 'Saloni' wall and floor tiles, the floor having underfloor heating, 'Grohe' taps and shower valve with Roca sanitary ware and a Bluetooth heated mirror. Bedroom 2 has a view of the rear garden and is again triple aspect. Again this room has a high 2.5m ceiling and a hatch to the loft space. Bedroom 3 is again a double room and has a view of Saltdean race course.

The family Bathroom is fitted with a modern white suite. The double ended bath sits under a Velux window and has tiled Niche shelving, warm up underfloor heating and as with the other bathroom, has high quality Grohe taps and Roca sanitary ware.

Outside, the front has off street parking for 2/3 cars and access to a very useful 6m side store with a 3 layer flat roof and concrete floor. Granite steps and pathway lead to the front door. A side path leads around to the rear garden which has again been completely redesigned and landscaped by the present owners. Immediately out of the bifold doors is a granite patio area with space for a table and chairs. The granite matches the floor tiling in the Kitchen closely so looks seamless with the rear doors open. The main garden area is approximately 11m x 10m and is laid with Artificial grass and is fully enclosed with fencing and a high boundary wall to the rear.

The house is located in a favoured road and is close to Longridge Avenue with its various shops and cafes and its excellent bus service providing frequent access to Brighton City Centre. The seafront with its beach access and newly refurbished Saltdean Lido swimming pool complete with new Café, Gym and Library are all around a 10 minute walk.

The house has so much to offer that we would highly recommend and internal viewing to appreciate it properly.

**Council tax band: D**

