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**Any floor plans shown are for identification purposes only and are not to scale**  
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**33 Westfield Avenue North, Saltdean, BN2 8HS**

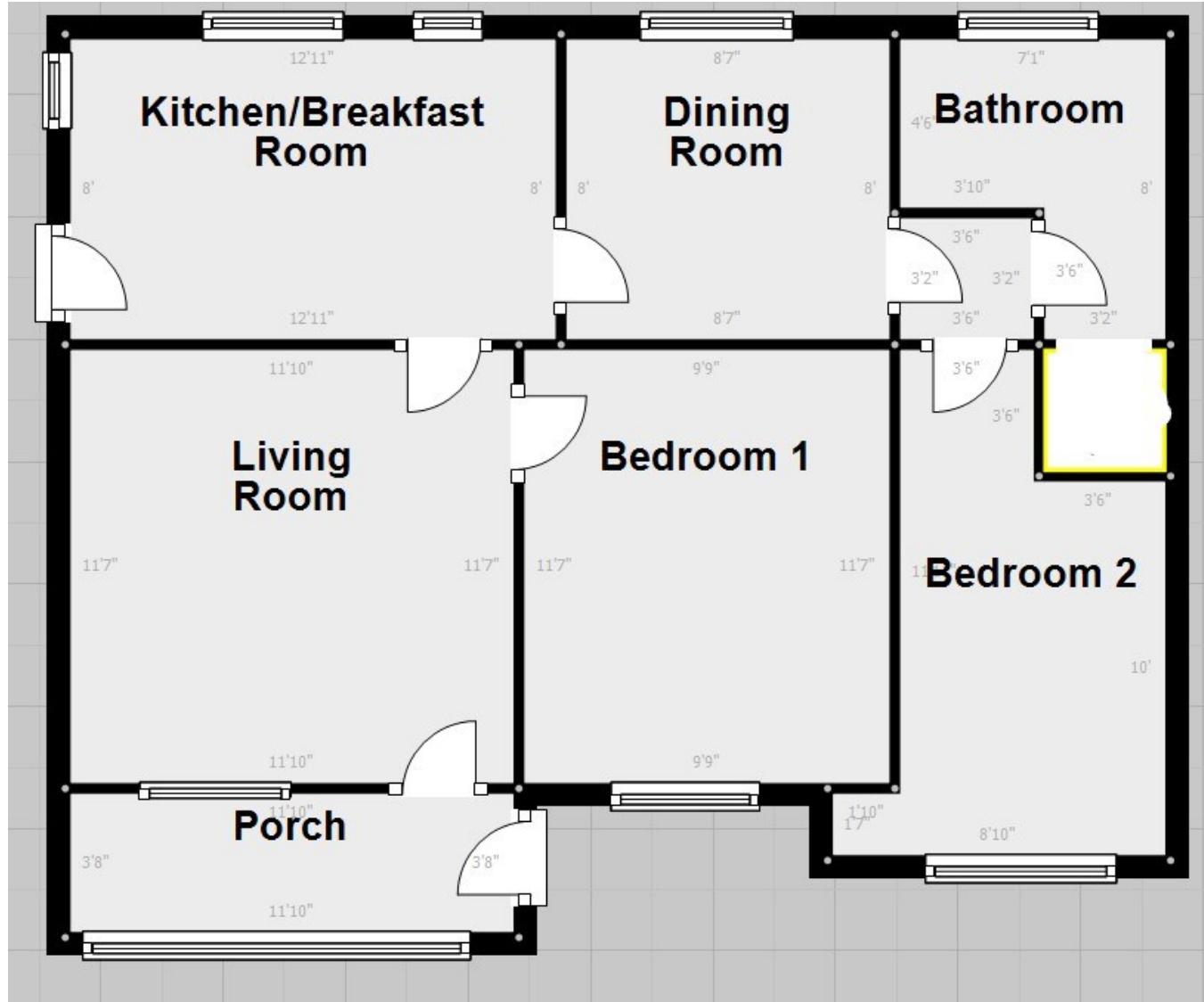
**EPC : D**

**£425,000**



[www.carruthersandluck.co.uk](http://www.carruthersandluck.co.uk)

A delightful 2 Bedroom detached bungalow which was formally a 3 bedroom bungalow but has now had a larger bathroom installed and the Kitchen extended in 2017. The property has been extremely well maintained and improved by the present owner to include a refitted Kitchen/Breakfast room, refitted bathroom, new boiler and a redesigned and landscaped rear garden. The bungalow has some lovely views over open countryside. The owner has also installed Solar thermal panels on the roof.



The front door leads to a large Entrance Porch with space for a table and chairs and overlooks the front garden. A further door then leads to the lounge which has an open fireplace with attractive surround and also overlooks the front garden. The Kitchen is a good size and has been fitted with a wide range of white fronted 'shaker' style units finished with solid wood worktops and a 'butler' sink complete with water filter/softener. There is an integrated oven and hob and then lots of cupboard space. The floor has been stripped and varnished to match the working surfaces. There is a window overlooking the rear garden with views towards open countryside and a door giving access to the rear garden. Walking through the Kitchen into the Dining room, again there is a window with downland views and space for a dining table.

The bungalow has two double bedrooms, both overlooking the front garden, Bedroom 1 having stripped wood flooring. The bathroom is a nice size and is fitted with a modern white suite with a paneled bath with a shower screen and mains powered shower, pedestal wash basin and low level WC. The bath area is attractively tiled. There is also a deep cupboard with shelving and space for Washing machine and a Tumble Drier.

Moving outside, the front garden is nicely laid out with steps down to the front door and a side access to the rear garden. The front garden is mainly laid to lawn with a variety of established plants and shrubs. The rear garden is again laid mainly to lawn with a couple of small patio areas and an abundance of established trees, plants and shrubs including fig, plum, Victoria Plum, raspberry and gooseberry bushes. The owner has also installed a good size shed and has had some new fencing, new steps and outside power installed. The garden has some nice open views to the countryside.

Whilst the property is situated in a quiet location surrounded by countryside, an excellent bus service providing frequent access to Brighton City Centre is on the doorstep and local shops including a newsagent are within a 5 minute walk and Lustrells Vale with its varied shops, cafes and primary school is with a half a mile.

**SUN PORCH** 11'10" x 3'8" (3.60m x 1.11m)

**LIVING ROOM** 11'10" x 11'7" (3.60m x 3.53m)

**KITCHEN/BREAKFAST ROOM** 12'11" x 8' (3.93m x 2.43m)

**DINING ROOM** 8'7" x 8' (2.61m x 2.43m)

**BEDROOM 1** 11'7" x 9'9" (3.53m x 2.97m)

**BEDROOM 2** 12'10" x 7'1" (3.91m x 2.15m)

**BATHROOM** 8' x 7'1" (2.43m x 2.15m)

**Council tax band: C**