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

Directors: Paul Carruthers Stephen Luck

233a South Coast Road,  
Peacehaven. BN10 8LD  
Tel: **01273 585001**  
e:peacehaven@carruthersandluck.co.uk

7 Longridge Avenue, Saltdean. BN2 8LG  
Tel: 01273 303064  
e:saltdean@carruthersandluck.co.uk

Lettings department:  
233a South Coast Road, BN10 8LD  
e: lettings@carruthersandluck.co.uk  
Company registration no: 08884155



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94 Rodmell Avenue, Saltdean, BN2 8PJ

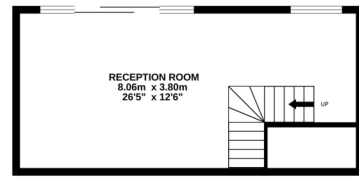
EPC : C

£695,000

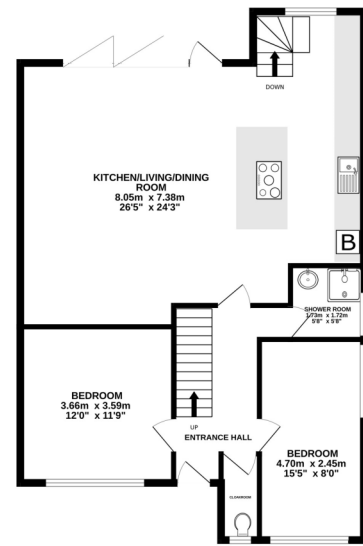


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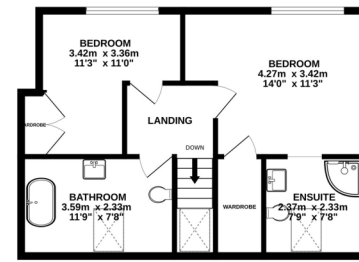
LOWER GROUND FLOOR  
30.6 sq.m. (329 sq.ft.) approx.



GROUND FLOOR  
86.8 sq.m. (935 sq.ft.) approx.



1ST FLOOR  
45.5 sq.m. (490 sq.ft.) approx.



94 RODMELL AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 162.9 sq.m. (1754 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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A fantastic opportunity to purchase an extremely spacious and modern 4 Bedroom semi-detached house spread over 3 levels and enjoying some of the best views along the coastline and to the sea. The current owners have invested a lot of time and money into the property over the last 2 years and have created a very bright and spacious home that needs to be seen internally to be appreciated. The views are one of the big selling point, stretching out over Saltdean, Peacehaven, Newhaven and all the way to Seaford and Beachy Head.

The front door leads to a spacious Entrance Hall with a modern staircase with glass balustrade. Double doors then lead to the feature 27' x 18' open plan Kitchen/Family room which has incredible views. The Kitchen is extensively fitted with high quality 'Magnet' units finished with a white quartz worktop throughout. There is a wide range of fitted wall and base units with integrated appliances including a full height fridge, full height freezer, dishwasher, wine cooler and AEG cooking appliances including an induction hob with a retractable fan and twin ovens. A particular feature of the Kitchen is a large central Island with a matching quartz top, storage cupboards below and space for 4 Kitchen stools. The flooring throughout the room is a very attractive and hard wearing 'herringbone' vinyl. The remainder of the room has space for a large dining table and sofa's etc and has a feature fireplace as a focal point. The room has full width bi-fold doors making the most of the fabulous Sea views.

A turned staircase with glass sides then leads down to a new extension that provides a separate formal Living room which has full width sliding doors to the South facing rear garden. There are 2 double bedrooms on the ground floor, a newly fitted wet room and a separate WC. On the first floor are 2 further double bedrooms. The main Bedroom has its own large En-suite Shower room and a walk in wardrobe. Bedroom 2 is again a good size and has superb coastline and sea views. A large family bathroom with a freestanding oval double ended bath, wall mounted taps and a feature 'floating' sink completes to accommodation on the first floor.

Outside, the property has a driveway providing off street parking, a block paved path and neat lawn area. A gated side access leads to the South facing rear garden which has been completely landscaped and has a level lawn area, multiple patio areas and is incredibly private.

All in all the house has so much to offer and having the two large reception rooms would suite the largest of families. Local shops and buses are close by in Longridge Avenue, as is the seafront with its beach access and newly restored Saltdean Lido swimming pool with its new Gym, Library, café and restaurant.



**ENTRANCE HALL**

**OPEN PLAN KITCHEN/FAMILY ROOM 27' x 18'8" (8.22m x 5.73m)**

**MAIN LIVING ROOM 26'5" x 13'3" (8.07m x 4.05m)**

**GROUND FLOOR BEDROOM 3 12' x 11'10" (3.65m x 3.38m)**

**GROUND FLOOR BEDROOM 4 15'7" x 8' (4.52m x 2.43m)**

**GROUND WET ROOM 5'8" x 5'8" (1.76m x 1.76m)**

**CLOAKROOM/WC**

**FIRST FLOOR BEDROOM 1 14' x 11'2" (4.26m x 3.35m)**

**EN-SUITE SHOWER ROOM 7'10" x 7'10" (2.16m x 2.16m)**

**FIRST FLOOR BEDROOM 2 11'6" x 11' max (3.53m x 3.35m)**

**FAMILY BATHROOM 11'6" x 7'8" (3.53m x 2.37m)**