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Any floor plans shown are for identification purposes only and are not to scale
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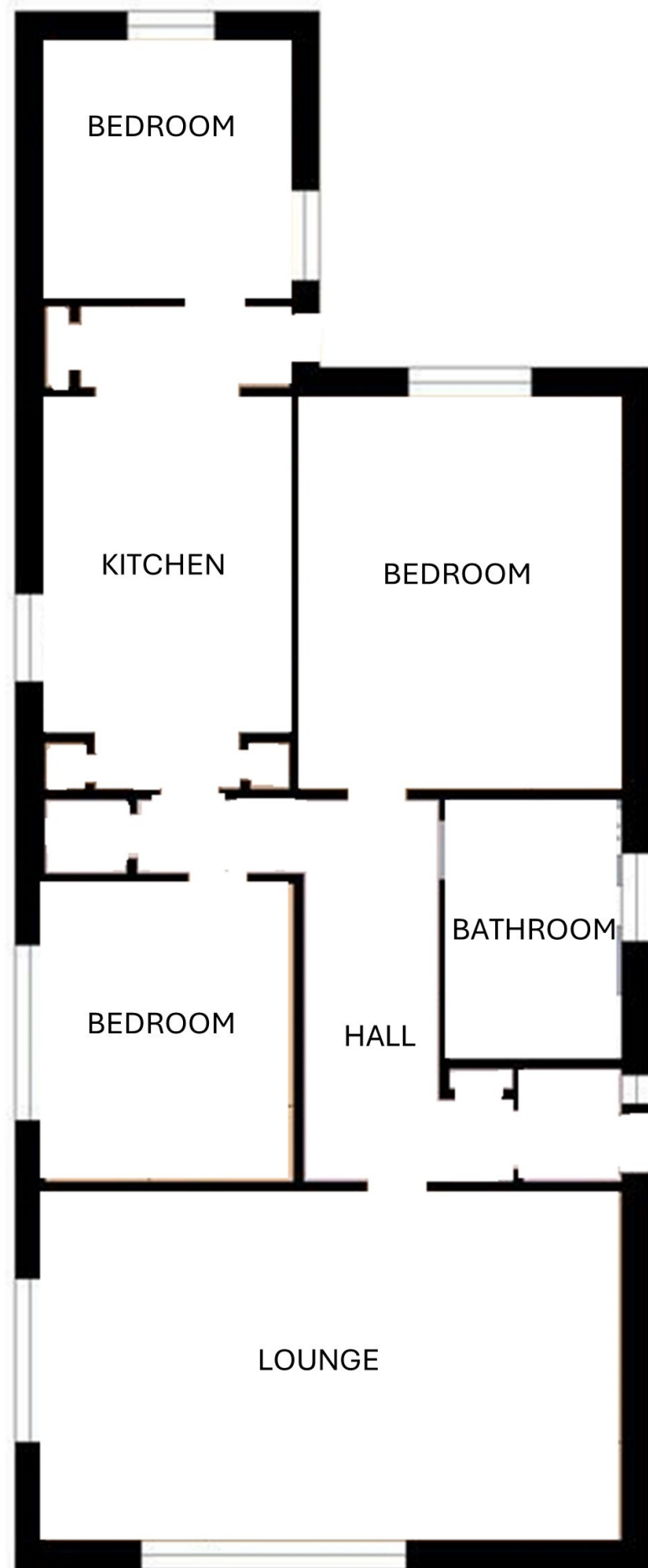
7 Brambletyne Avenue, Saltdean, BN2 8EL

EPC : D

£425,000



www.carruthersandluck.co.uk



A beautifully presented 3 bedroom detached bungalow located in the sunny sea side town of Saltdean.

Through the front door there is an entrance porch, the perfect place to greet your guests. The hallway consists of two cupboards, one of which is located near the porch and is currently used for storage. The other is situated next to the kitchen and has space and plumbing for a washing machine. The living room is fantastic size and is a bright south facing room. Whilst one window faces south with sea views and the other west.

The modern kitchen is a great size and has been finished to a high standard with marble effect worktops, high gloss grey base cupboards and drawers with matching wall cupboards and brass-effect splash back. There is also a built-in oven, hob, microwave, dishwasher and fridge freezer with much more space for storage.

The bungalow offers three double bedrooms, the first being of a good size and has ample space for all bedroom furniture. The second is also a lovely size and the third is dual aspect with views onto the rear garden.

A beautifully presented bathroom is modern and comprises of a vanity unit with wash basin, panelled bath with shower over and a WC.

Outside, to the front of the bungalow, the current owners have recently had the curb dropped to allow off street parking for 2 cars on a brick paved driveway. With access from the kitchen, the rear garden is the perfect space to relax. There is a paved patio with a timber bar area ideal for those summer barbeques. Up the steps is a lawn area with the timber decking towards the end of the garden, a wonderful space to catch some sun during the warmer months of the year.

Location wise, the bungalow is in a very convenient position just a short walk from Longridge Avenue with its shops, Cafes and frequent bus service to Brighton City Centre. The property is also within close proximity to the seafront with its Beach access, newly restored Saltdean Lido open air swimming pool with its new library, gym, rotunda Café and restaurant overlooking the pool area.

If you are looking for a superbly presented family home then look no further and book a internal viewing today!

The accommodation with approximate room measurements comprises:

ENTRANCE PORCH 4'1" x 3'10" (1.24m x 1.16m)

ENTRANCE HALL

DUAL ASPECT LOUNGE/DINING ROOM 19'5" x 11'11" (5.91m x 3.63m)

KITCHEN 16'10" x 8'5" (5.13m x 2.56m)

BEDROOM 1 13'5" x 10'1" (4.08m x 3.07m)

BEDROOM 2 10'2" x 8'7" (3.09m x 2.61m)

DUAL ASPECT BEDROOM 3 8'10" x 8'5" (2.69m x 2.56m)

BATH/ROOM/WC 8'11" x 6' (2.71m x 1.82m)

GARDENS

Council tax band: C