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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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46 Oaklands Avenue, Saltdean, BN2 8LQ

EPC : TBC

£1,000,000



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A fantastic opportunity to purchase a beautifully presented and extremely spacious 4/5 Bedroom detached house which whilst it is currently being used as one home, could also be used as two independent dwellings, each having 2 Bedrooms, 2 Bathrooms, a Lounge and Kitchen. The property is located in a nice area close to local shops and buses and has some fantastic views across Saltdean and to the sea. During their ownership the present owners have invested a lot of time and money into the house and have created a bright, spacious and modern home.

For the purpose of these details, we will describe the property as one, but as can be seen on the floorplan, it very easily divides into two with no building work required.

A grey block paved driveway to the front provides off street parking and leads to a set of sliding doors to a useful Entrance Porch. A further front door then leads to a spacious hallway with a vaulted ceiling all the way up into the second floor. On the ground floor are 2 double bedrooms. The main Bedroom has Bi-Fold doors to the rear garden, built in wardrobes and its own modern En-Suite Shower room. The second Bedroom is again a good double and has built in wardrobes. There is also a modern family bathroom.

A feature turned staircase with a glass balustrade to a galleried landing leads up to the first floor and into the most fantastic open plan Living area with a vaulted ceiling. The room measures 25' x 20' and is triple aspect allowing light to flood through the room. The Kitchen area is fitted with a range of high gloss base cupboards and drawers with matching wall cupboards. Integrated appliances include a fridge/freezer, dishwasher, oven and hob. A large central island has space for Kitchen stools making it a great area for entertaining. A range of floor to ceiling storage cupboards that match the kitchen units provide an incredible amount of storage space. Moving into the living area there is plenty of space for the largest of sofas and a clever false wall where the current owners have their TV mounted. A set of Bi-Fold doors lead from the Kitchen area out to a west facing sun balcony with frosted glass side screens and lovely views across Saltdean towards the sea.

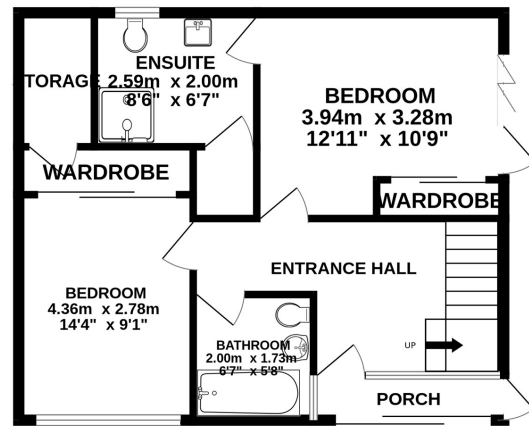
From the Living area, you can walk behind the false wall and into a spacious hallway, which if the house is being utilized as two, would be the second property. Here, you will find a further 2 double bedrooms, one having an En-Suite Shower room, and another separate Bathroom. To the far end of the hall is a 2nd separate Lounge with a large east facing window overlooking the 2nd garden area. There is also a spacious and well fitted kitchen/breakfast room with modern high gloss units, built in appliances and space for a dining table. This room also has Bi-Fold doors out the a very nice garden with astroturf, a sun deck and a white rendered boundary wall offering a good degree of privacy. This outside area also has views down Longridge Avenue to the sea.

Outside, the feeling of space continues. There are 2 principle garden areas. The front as already mentioned, and the rear which is west facing and is mainly laid with astroturf but also has a nice full width ceramic tiled patterned patio area. There are two established matching bay trees and the garden is wall enclosed making it very private. The first floor balcony also acts as a shaded area to escape the afternoon sun.

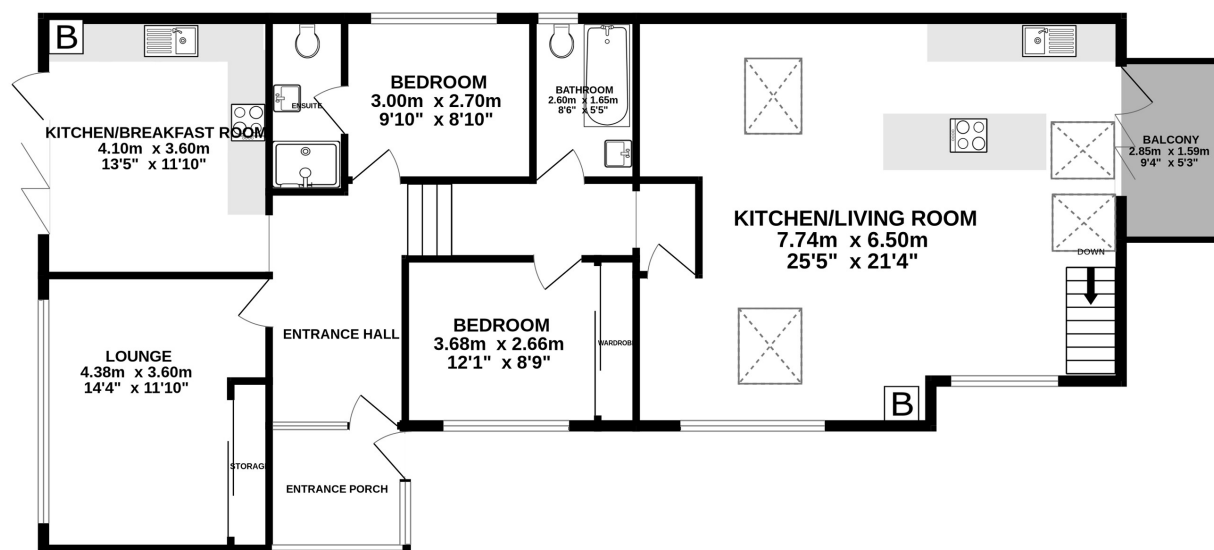
The location of the property is perfect. Its just a few yards to all the main shops and Café's in Longridge Avenue which also has an excellent bus service providing frequent access to Brighton City Centre. The Seafront, with its beach access and newly refurbished Saltdean Lido open air swimming pool, new Gym, new library, Café and rotunda restaurant are all just a couple of minutes' walk away.

Thee house has so many features and is so flexible, an internal viewing is considered essential to appreciate all it has to offer.

GROUND FLOOR
50.2 sq.m. (541 sq.ft.) approx.



1ST FLOOR
120.9 sq.m. (1301 sq.ft.) approx.



46 OAKLANDS AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 171.1 sq.m. (1842 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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- ENTRANCE PORCH 9'9" X 3'7" (2.97m x 1.12m)**
- HALLWAY 15'7" x 8'5" (4.75m x 2.56m)**
- BEDROOM 13' x 10'9" (3.98m x 3.28m)**
- EN-SUITE SHOWER ROOM 8'5" x 6'9" (2.56m x 2.06m)**
- BEDROOM 11'9" x 9'1" (3.58m x 2.74m)**
- BATHROOM 1 6'8" x 5'9" (2.03m x 1.75m)**

- OPEN PLAN LIVING/KITCHEN AREA 25'5" x 20' (7.74m x 6.10m)**
- WEST FACING SUN BALCONY 13'7" x 5' (4.15m x 1.52m)**

- BEDROOM 10'4 x 8'9" (3.15m x 2.67m)**
- BATHROOM 2 8'6" x 5'4" (2.59m x 1.62m)**
- BEDROOM 10'1" x 9' (3.07m x 2.74m)**
- EN-SUITE SHOWER ROOM**
- LOUNGE/BEDROOM 14'6" x 12' (4.43m x 3.66m)**
- KITCHEN/DINING ROOM 13'6" x 12'2" (4.13m x 3.71m)**

Council tax band: D