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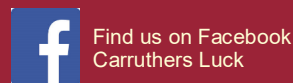
**Any floor plans shown are for identification purposes only and are not to scale**

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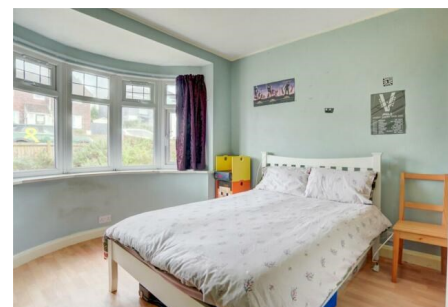
# C&L

carruthersandluck  
salesandlettings

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

**EPC : D**

**Offers in Excess of £375,000**



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

A well laid out 3 bedroom detached bungalow situated in a good location and having views to the sea. The property comprises, a large living room, a fitted kitchen, with plenty of work top space, a bathroom and separate W.C., and three bedrooms, two boast large bay windows which allow floods of light. The rear garden can be accessed via the living room and the kitchen and has a southerly aspect, offering breath-taking elevated views over the Tye and toward the sea, so you can see the sheep and the ships at the same time!

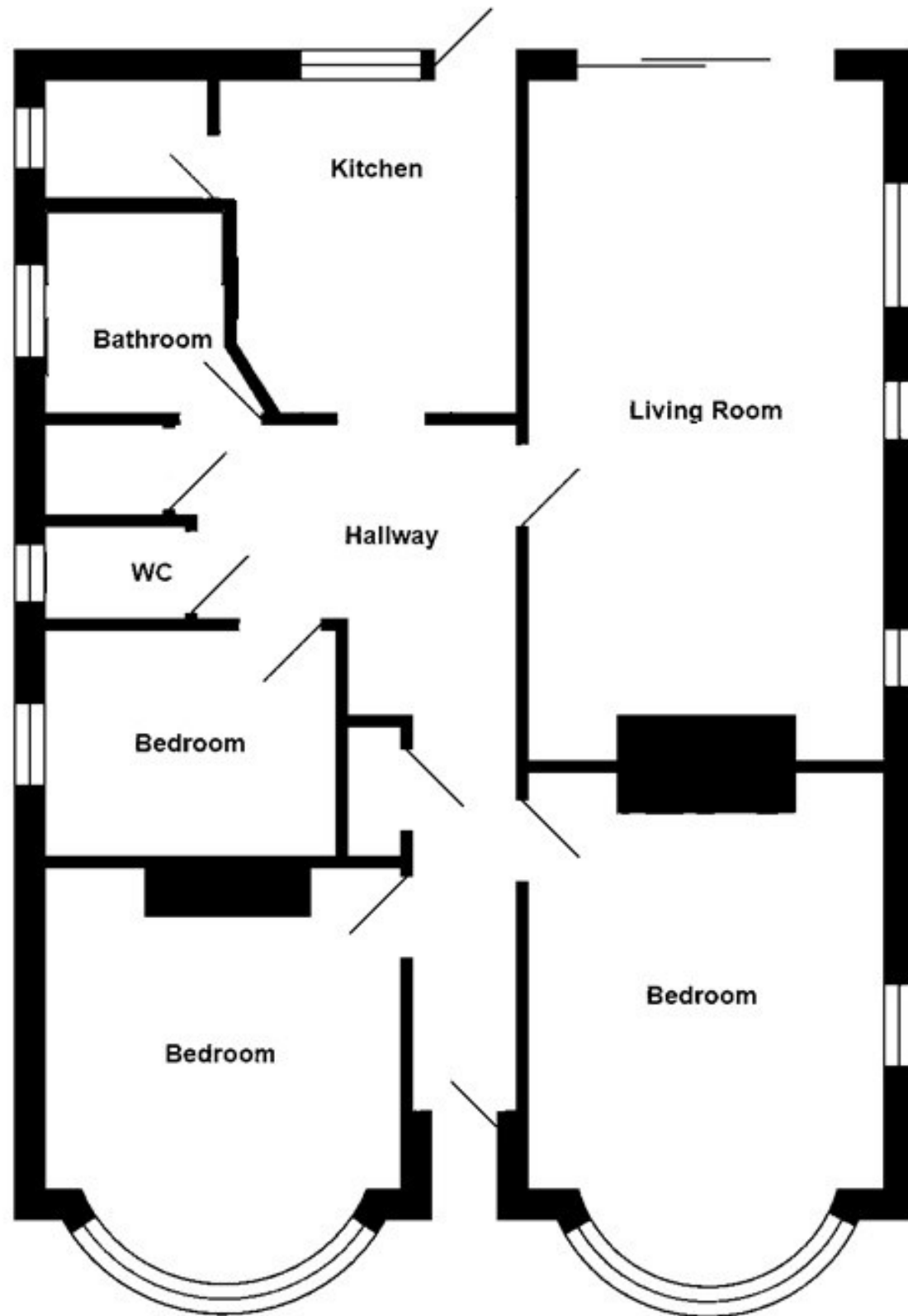
Surrounded by the outstanding natural beauty of the South Downs National Park, there is plenty of green open space to enjoy and explore. With the South Downs right on your doorstep, Rodmell Avenue is also within easy reach of the seafront and the iconic restored Saltdean Lido with its new Gym, New Library, Café and Restaurant.

Sitting beneath the distinctive white cliffs, a shingle beach features an undercliff walk along the sea wall stretching all the way to Brighton Marina. Nearby Rottingdean has a wide variety of classic tea shops, restaurants and bars.

Local schools include Saltdean Primary School, St Margaret's C of E Primary School, Our Lady of Lourdes RC School and St Aubyn's School, while the ever-popular independent Roedean School for girls is only a short distance away.

An excellent bus service provides easy access to Brighton City Centre and also eastwards to Newhaven with its ferry terminal. Brighton train station offers convenient mainline commuter links to London, while nearby Newhaven station is the nearest to this location.

This property is in Council Tax band C which was charged at £1,980.36 for 2023/24



**ENTRANCE HALL**

**LOUNGE/DINING ROOM 21'5" x 11'10" (6.53m x 3.35m)**

**KITCHEN 10'3" x 8'7" (3.13m x 2.63m)**

**BEDROOM 1 11'10" x 11'7" (3.53m x 3.35m)**

**BEDROOM 2 10'11" x 8'5" (3.34m x 2.56m)**

**BEDROOM 3 8'11" x 6'11" (2.73m x 2.12m)**

**BATHROOM**

**SEPARATE WC**

**GARDENS**