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

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24 Bannings Vale, Saltdean, BN2 8DB

EPC : TBC

£450,000



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A detached 2/3 bedroom 'barn style' house situated in a great location just a few yards from seafront with its excellent bus service providing frequent access to Brighton City Centre and also its beach access. Longridge Avenue with its various shops and Cafes is a 5 minute walk.

The property has been well maintained and has the benefit of a large garden. The front door leads to a useful entrance porch which in turn leads to an hallway with a built in cupboard. The lounge is to the front of the house and has an attractive bay window overlooking the front garden. The room has a bright dual aspect and an open fireplace. The kitchen is a really nice size and is fitted with a range of modern units with solid wood working surfaces. The kitchen has a built double oven, electric hob, extractor hood, dishwasher and space for a tall fridge freezer. There is space for a good size dining table and there are French doors leading to the rear garden.

On the first floor there are currently 3 bedrooms. The house was built as a 2 bedroom and could easily be returned to that configuration, but the current owner has divided the original main bedroom to for 2 single bedrooms. A good size family bathroom completes the internal accommodation.

Outside, the property has a driveway that has parking for 2 cars and leads to a garage with an up and over door. A sideway with a new gate leads to a large rear garden. The garden is level and mainly laid to lawn and is surrounded and enclosed by mature hedges giving privacy. A nice size deck has space for a table and chairs and also has a useful covered area to store things out of the weather. There is also a deep cupboard.

The house offers space and character and also offers potential for extension (STPP)

FLOOR PLAN TO FOLLOW

ENTRANCE PORCH 6'8" x 3'11" (2.07m x 0.94m)

HALL 6' x 5' (1.82m x 1.52m)

LOUNGE 16' x 13'2" into bay (4.87m x 4.02m)

KITCHEN 14'6" x 12'7" (4.45m x 3.87m)

BEDROOM 1 9'9" x 9'4" (3.01m x 2.86m)

BEDROOM 2 11'7" x 6'10" (3.56m x 1.85m)

BEDROOM 3 8'10" x 6'9" (2.46m x 2.10m)

BATHROOM 9'8" x 6' (2.98m x 1.82m)

Council tax band: D