



44 Bevendean Avenue, Saltdean, BN2 8PF

£425,000

CarruthersandLuck
SalesandLettings



44 Bevendean Avenue

Saltdean

A detached 2 bedroom bungalow situated in a good road close to Longridge Avenue with its various shops, cafes and restaurants and also a 10 minute walk from the seafront. Both Longridge Avenue and the A259 have excellent bus services to Brighton City Centre and the Mainline railway station.

The property offers spacious accommodation and has the benefit of being south facing to the rear. There is a useful entrance porch which leads to the main hallway. The hall is a good size and give the bungalow a feeling of space and light. The lounge is to the rear and overlooks the rear garden. The kitchen is also to the rear, has a range of fitted units and space for a breakfast/dining table. The kitchen leads out to recently replaced sun loggia with new uPVC double glazing and a door to the rear garden. There are 2 double bedrooms, a bathroom and separate WC. **A narrow staircase from the main hallway leads to a loft room which is fully boarded and carpeted and has a uPVC window that has lovely views to the sea.

The bungalow has an integral garage with power and light. To the front is a lawned area with established flower and shrub borders and a driveway to the garage. A side access leads to a lovely south facing level garden that is mainly laid to lawn and is fully enclosed and private.



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The property is very well situated for all local amenities and, whilst some updating is now required, offers great potential.

** The loft room was added over 30 years ago and may not now be in line with current regulations.

ENTRANCE PORCH 7'1" x 3'5" (2.15m x 1.04m)

HALLWAY 8'4" x 7'4" (2.54m x 2.23m)

LOUNGE 15'1" x 13'3" (4.59m x 4.03m)

KITCHEN 11'6" x 10'1" (3.50m x 3.07m)

L-SHAPED SUN LOGIA 14'4" x 3'7" (4.36m x 1.09m)

BEDROOM 1 12'11" x 11'6" (3.93m x 3.50m)

BEDROOM 2 11' x 10'1" (3.35m x 3.07m)

BATHROOM 6'10" x 5'7" (2.08m x 1.70m)

SEPARATE WC

LOFT ROOM 13'4" x 11'1" (4.06m x 3.37m)

GARAGE 15'1" x 8'6" (4.59m x 2.59m)

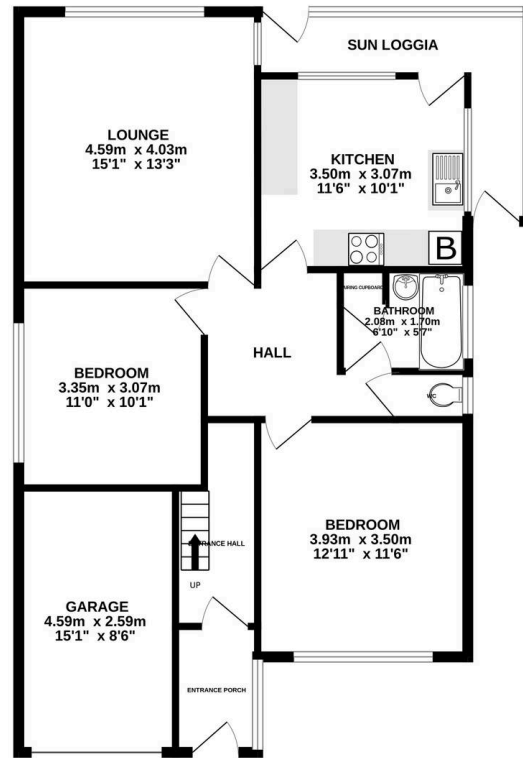
Council Tax band: D

Tenure: Freehold

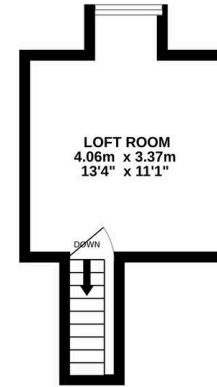
EPC Energy Efficiency Rating: D



GROUND FLOOR
88.8 sq.m. (956 sq.ft.) approx.



LOFT ROOM
14.0 sq.m. (151 sq.ft.) approx.



44 BEVEDEAN AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 102.8 sq.m. (1106 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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