



87 Brambletyne Avenue, Saltdean, BN2 8EL  
£525,000

CarruthersandLuck  
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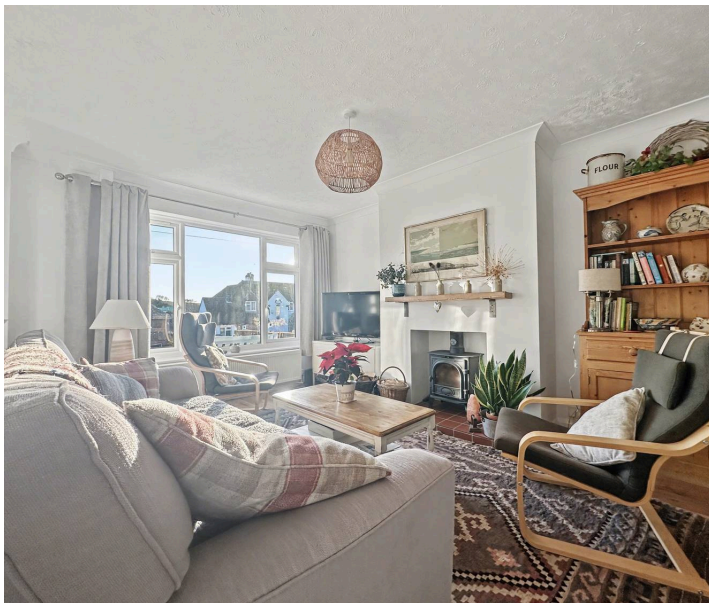




## 87 Brambletyne Avenue

Saltdean, Brighton

This beautifully presented four-bedroom semi-detached home offers a perfect blend of modern comfort and charm, thoughtfully designed to maximise natural light and space throughout. The ground floor welcomes you in to the porch and through to the bright and airy south facing lounge, leading through to the kitchen and dining area. The kitchen is fitted with an integrated hob and oven, ample counter space, whilst creating a sleek yet inviting environment for family life or entertaining. Large windows flood the living areas with natural light, while sliding doors provide seamless access to a charming patio and the extensive rear garden. The utility room is a good size with ample space for washing machine, tumble dryer and freezer, also has scope to be used as a home office. The cosy living room features a wood burner and modern decor making it an ideal retreat for relaxation. Upstairs, bedroom one is generously proportioned, benefiting from abundant natural light through Velux windows, plush carpeting, built-in wardrobes, and neutral decor for a calm, contemporary feel. From bedroom one, a WC and wash basin can also be found. The remaining three bedrooms are on the ground floor, two of which are doubles. Bedroom two has sliding doors on to the south facing balcony with views to the Telscombe Tye. The family shower room is finished with modern fixtures, a walk-in shower, wash basin and WC.



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Saltdean, Brighton

This property is further distinguished by its outstanding outdoor amenities. The well-maintained front garden with a stepping stone pathway creates a welcoming first impression, while the private driveway and garage ensure convenient off-road parking and ample storage. The rear garden is a true highlight, featuring mature shrubs, and lush green lawns – ideal for families, gardening enthusiasts, or those who love to entertain outdoors. The patio with seating area provides a perfect spot for those summer barbeque's or quiet relaxation. From the patio, a door can be found with access into the utility room with plumbing for a washing machine. Throughout the home, additional features include built-in storage solutions and decorative shelving ensuring both practicality and aesthetic appeal. This home's versatile spaces offer scope for home offices, creative studios, or playrooms, adapting to the evolving needs of modern living. Locally, there are bus services to Brighton City Centre and walks over the Telscombe Tye. Also close by are a parade of shops on Longridge Avenue with a variety of local businesses. With its harmonious blend of light-filled interiors, outdoor living spaces, and thoughtful finishing touches, this home is a rare opportunity for families seeking comfort, style, and flexibility in a welcoming and well-connected neighbourhood.

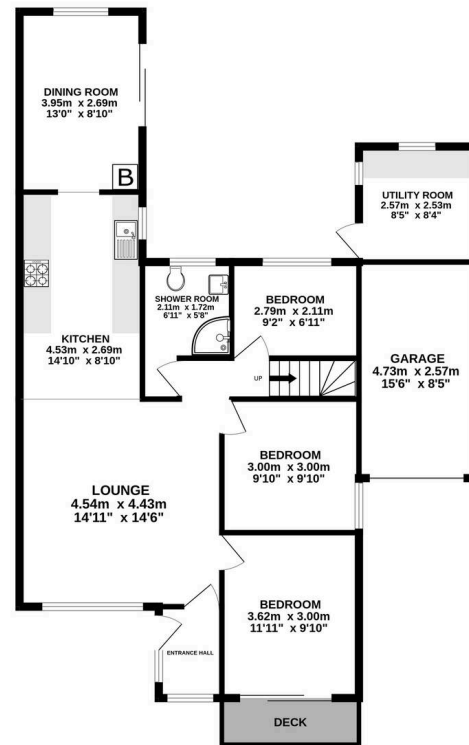
Council Tax band: D

Tenure: Freehold

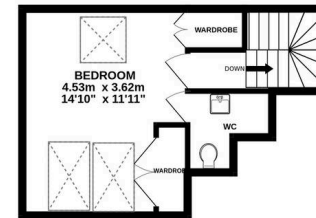
EPC Energy Efficiency Rating: C



GROUND FLOOR  
98.1 sq.m. (1056 sq.ft.) approx.



1ST FLOOR  
24.5 sq.m. (264 sq.ft.) approx.



87 BRAMBLETYNE AVENUE SALTDEAN BRIGHTON

TOTAL FLOOR AREA: 122.6 sq.m. (1320 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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# Carruthers and Luck Sales and Lettings

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