



**Wicklans Avenue, Saltdean, Brighton, BN2 8EP**

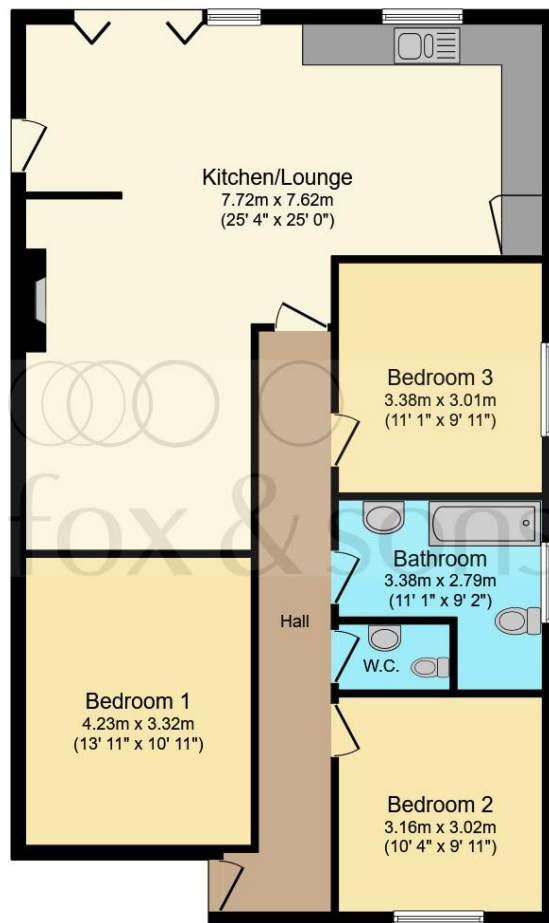
*welcome to*

**Wicklads Avenue, Saltdean Brighton**

Beautifully and tastefully refurbished three- bedroom bungalow in Saltdean with planning permission granted for a loft conversion.



Beautifully and tastefully refurbished three-bedroom bungalow offering stylish open-plan living and excellent potential to extend into the loft. The property features a high-quality fitted kitchen with elegant units and tiled splashback, seamlessly opening into the main living space. There is a modern cloakroom with shower, along with a spacious main bathing boasting a double walk in shower and separate bath. The loft space is already boarded providing excellent storage and future potential. Finished to an exceptional standard throughout the bungalow benefits from stunning wooden flooring, excellent overall condition, and well maintained rear gardens with views over the Tye. To the front, a block paved driveway provides off- street parking for up to two to three vehicles. Ideally located in sought-after Saltdean, the property is within walking distance of local shops, cafes and the seafront, making it perfect for coastal living with every day convenience. Recent works include a new roof, complete rewire, new plumbing throughout, new boiler and radiators, as well as newly fitted double-glazed windows and doors.



**Total floor area 96.4 m<sup>2</sup> (1,038 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## welcome to Wicklands Avenue, Saltdean, Brighton

- COMPLETE RENOVATION
- 3 BEDROOMS
- PLANNING PERMISSION GRANTED
- DRIVEWAY
- SOUTH FACING REAR GARDEN
- LEVEL EASY ACCESS
- VIEWS TOWARDS TELCOMBE TYE
- NEARBY BUS ROUTES AND SHOPS

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£600,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTD105174 - 0010

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