



Oaklands Avenue, Saltdean, BN2

**£485,000**

**ASTON  
VAUGHAN**  
Sales and Lettings



## INTRODUCING

# Oaklands Avenue, BN2

3 Bedrooms | 2 Bathrooms | 1-2 Reception Rooms  
1204 Sq Ft | Garage | Rear Garden

- Detached chalet-bungalow with 3-bedrooms and 2-bathrooms
- Large garden with office room and a westerly aspect.
- Detached garage and parking for several cars on the forecourt
- Well-presented throughout
- Excellent primary schools in catchment
- Close to the beach and South Downs
- Family-friendly location
- Sea views

Set in the heart of leafy Saltdean, just minutes from the beach and the South Downs National Park, is this well-presented and newly renovated three-bedroom chalet bungalow. The interior is streamlined and modern with space for families and downsizers looking to live in peaceful surroundings amongst a family-friendly community. There is parking for several cars on the forecourt, and another in the detached garage which would also be ripe for conversion, and a separate garden room is ideal for those looking to work from home.

From the neat forecourt, you enter this home up a few stone steps past a sweet copper beech tree. There is a spacious entrance hall where coats can be hung up or there is an under stairs cupboard for additional storage. From here you enter the living room on the right.







A generous space with ample room for relaxed seating, this is a homely room, yet naturally light with triple aspect windows looking out to the peaceful street. An electric fire adds some warmth in winter, alongside the gas central heating and the decoration is immaculate with dove grey walls and laminate wood flooring which is both practical and stylish to suit all styles of modern furnishing.

Spanning the rear of the house, the kitchen and dining room extends into the conservatory creating the perfect space for entertaining or family time. It is heated and double glazed for use all year round and the aspect ensures it doesn't get too hot during summer. White cabinetry offers plenty of storage solutions alongside integrated appliances and the utility room sits adjoining with space for two machines and an ironing board.

Also on this floor, bedroom two is a lovely double room with a private outlook and built-in wardrobes, while bedroom three is a single room, ideal as a nursery or as a home office. The smart, and the family bathroom is easy to access from both rooms. The smart, neutral décor can be found in all these rooms, with soft carpet underfoot in the bedrooms and a monochrome scheme in the bathroom with brick tiling and a shower over the bath.

Upstairs, the principal bedroom suite is a large double room built into the dormer loft space. A wide picture window brings in plenty of natural light and the en suite is in keeping with the bathroom below. The eaves allow for additional storage and have easy access through full height doors. Once again, the finish is immaculate, so you can move straight in with ease.









Outside, the garden is a great size for families looking to add play equipment or enjoy ball games. It also works well for summer barbecues and parties, where being open to the west, it catches the last of the summer sunshine. The garden room is a great size with double glazed windows and space for a desk, or gym equipment, so it is versatile depending on the family's needs.

**Vendor's Comments:**

"It is wonderfully peaceful here with a great community feel. As a young family, we were worried we would feel 'out in the sticks', but you don't. You can still be in the hustle and bustle of the city within minutes, if need be, but we like it just as much here. The undercliff walk is a delight in the summer, leading directly to the marina, and the beaches this way are much cleaner with fantastic cafes."







## LOCATION GUIDE

### Good to Know

Shops: Longridge Ave shops 6 min walk

Train Station: Brighton Station 32 min bus ride

Seafront or Park: Saltdean Beach 9 min walk,

Telscombe Tye 8 min walk

### Education:

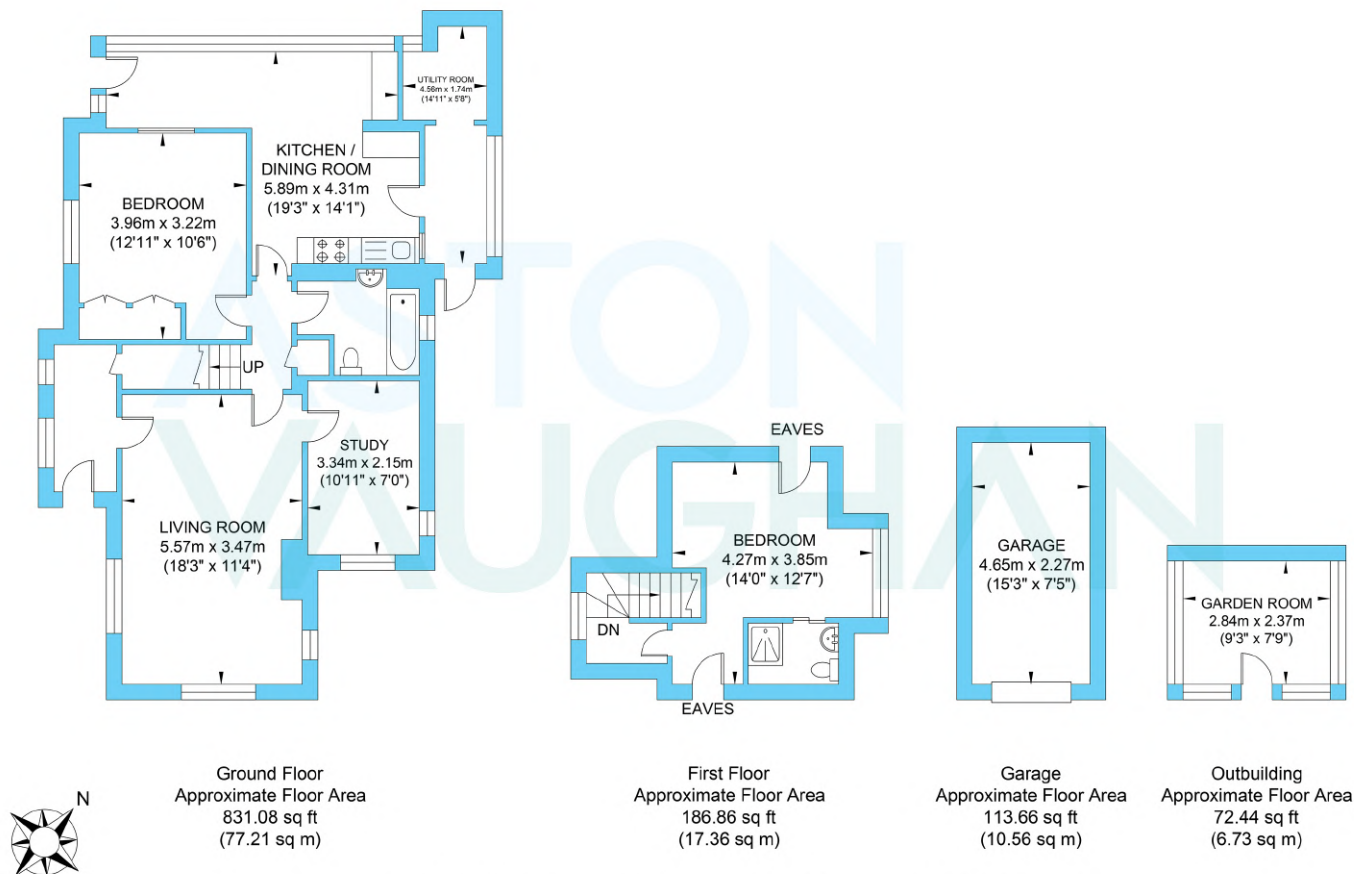
**Primary:** Saltdean Primary School

**Secondary:** Longhill High School, Peacehaven Community School, Cardinal Newman RC

**Private:** Roedean, Brighton College

Saltdean is a leafy coastal suburb on the outskirts of the city; built around the stunning, Grade II listed, Deco lido which has recently been fully refurbished. Quietly located in the thriving community, with its local schools, shops, cafes and restaurants, this bright and spacious chalet house allows you to enjoy the coast and the countryside in equal measure. On the doorstep of Brighton & Hove's city centre, with easy access to Gatwick and London over Falmer Road to the A27/A23, this is also a great location for those needing to travel further afield.

# Oaklands Avenue



Approximate Gross Internal Area = 111.86 sq m / 1204.05 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.