

ASKING PRICE

**£375,000**

**Westfield Avenue North**

Brighton, BN2 8HS



## PROPERTY SUMMARY

Located in West Saltdean this STUNNING detached bungalow offers a DELIGHTFUL blend of comfort and modern living. With two SPACIOUS DOUBLE bedrooms, this property is perfect for small families, couples, or those seeking a PEACEFUL retreat.

As you enter, you are welcomed by a bright and airy atmosphere, enhanced by the two well-appointed reception rooms that provide ample space for relaxation and entertaining. The southerly facing sunroom, bathed in natural light, offers a serene spot to enjoy the views over the front garden, making it an ideal space for morning coffee or evening unwinding.

The modern fitted kitchen is a chef's dream, equipped with contemporary appliances and stylish finishes, ensuring that meal preparation is both enjoyable and efficient. The contemporary bathroom complements the overall modern aesthetic of the home, providing a comfortable and stylish space for daily routines.

One of the standout features of this property is the well-kept mature rear garden, which offers a private oasis for outdoor activities, gardening, or simply enjoying the fresh air, whilst affording wonderful views over the surrounding fields and countryside. The garden is a perfect setting for summer barbecues or quiet evenings under the stars.

Conveniently located, this bungalow benefits from close transport links, making it easy to explore the vibrant offerings of Brighton and the surrounding areas. With vacant possession, this property is ready for you to move in and make it your own.

In summary, this delightful bungalow combines modern living with the tranquillity of its surroundings, making it a must-see for anyone looking to settle in the picturesque Saltdean area.

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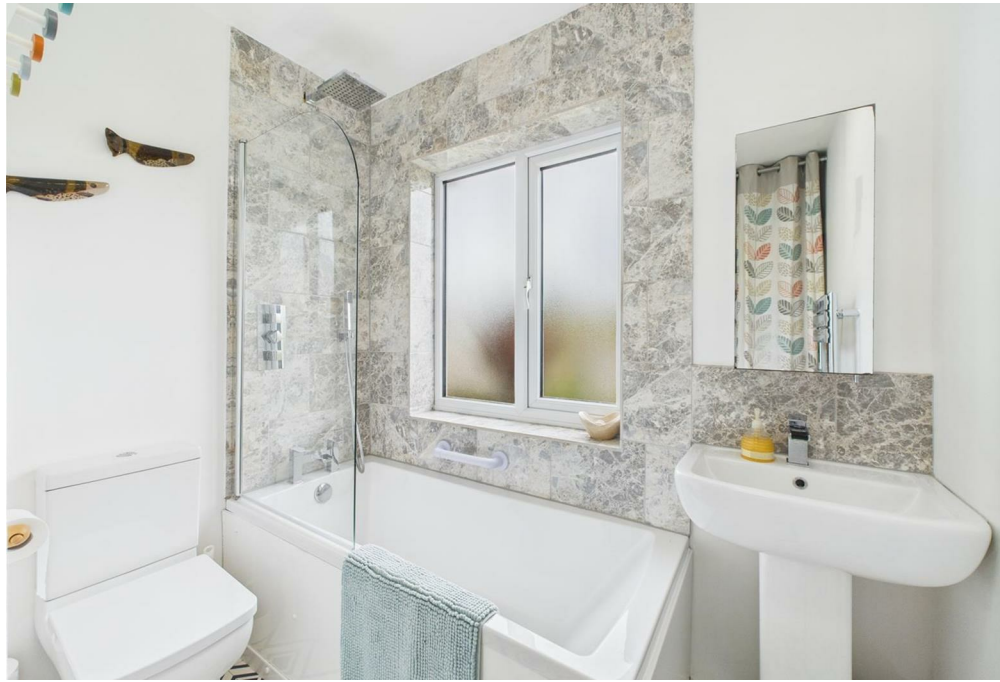
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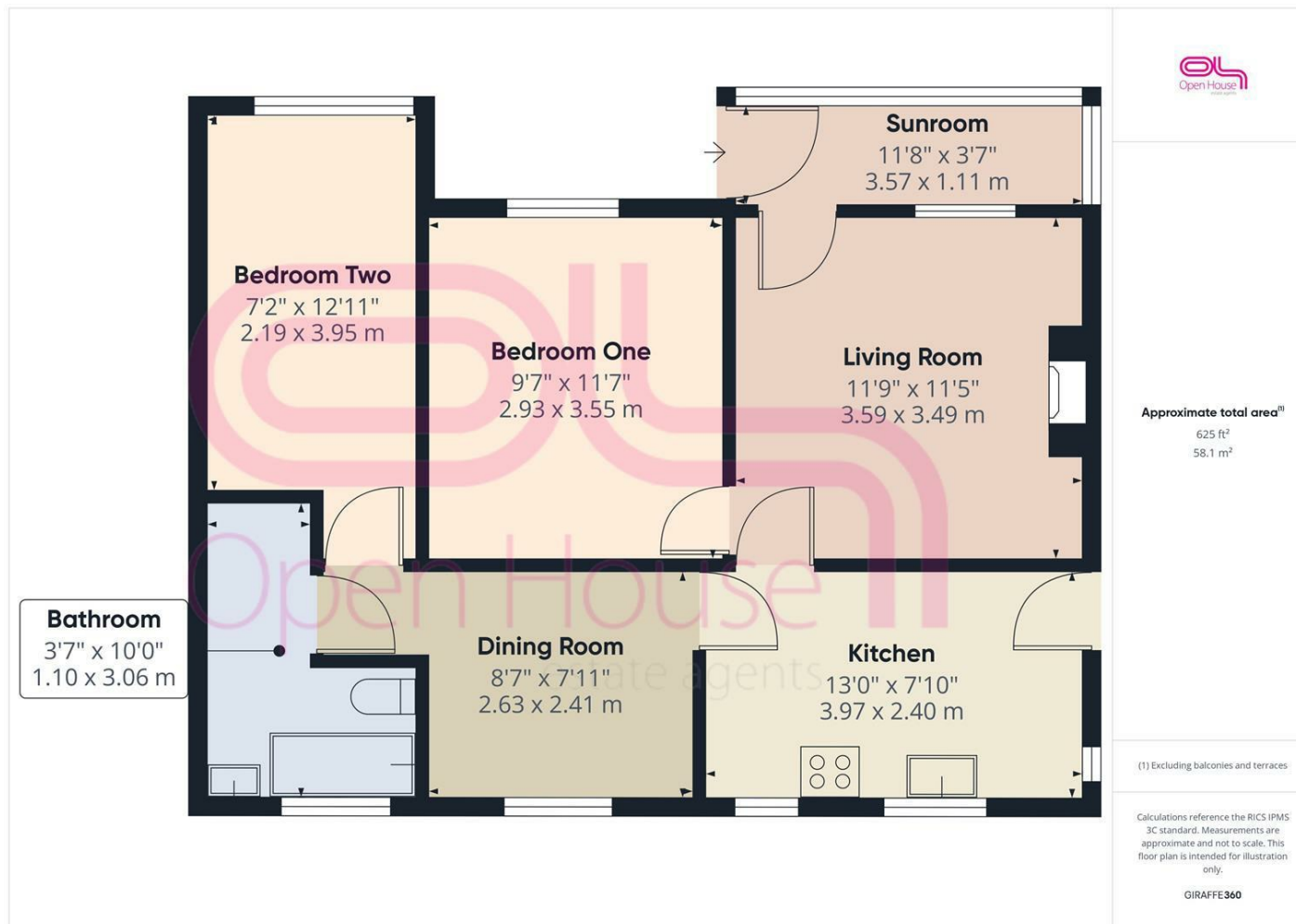


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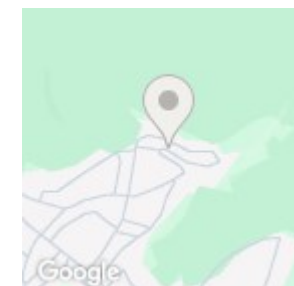


LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 64                      | 86        |
|                                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS  
206 South Coast Road  
Peacehaven  
East Sussex  
BN10 8JP

OFFICE DETAILS  
01273 830 987  
bnsales@localagent.co.uk