



**Price**  
**£625,000**

**Freehold**

4x  2x  2x 

**Shepham Avenue,  
Saltdean, Brighton, East  
Sussex, BN2**

**cubitt&west**  
Helping you move forwards





## Main features

- Substantial detached family home
- Extremely well presented, modern kitchen, bathroom and good size bedrooms
- Good size lounge/diner with stunning views over Saltdean
- The property benefits from a driveway and garage
- Fantastic location within Saltdean

## Accommodation

### GROUND FLOOR

Hallway

Shower Room

Lounge/Diner: (L-shaped) 13'8 x 8'6 (4.17m x 2.59m) plus 13'8 x 17'2 (4.17m x 5.24m)

Kitchen: 10'9 x 9'9 (3.28m x 2.97m)

### LOWER-GROUND FLOOR

Bedroom 1: (L-shaped) 12'6 x 9'8 (3.81m x 2.95m) plus 13'4 x 12'6 (4.07m x 3.81m)

Bedroom 2: (L-shaped) 14'3 x 9'9 (4.35m x 2.97m) plus 14'6 x 12'0 (4.42m x 3.66m)

Balcony

Bedroom 3: 12'2 x 10'8 (3.71m x 3.25m)

Bedroom 4: 9'9 x 8'7 (2.97m x 2.62m)

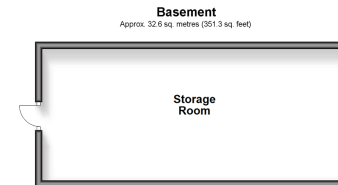
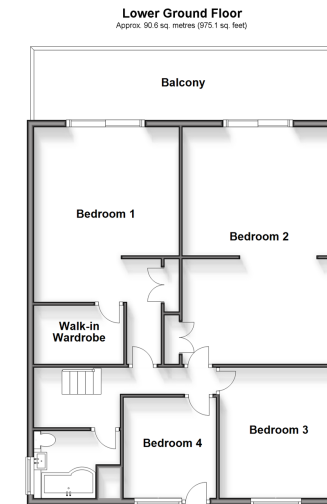
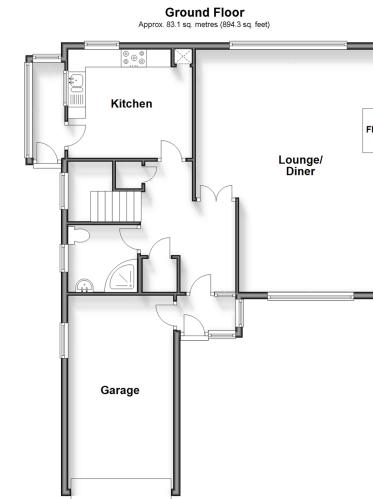
Main Bathroom

### OUTSIDE

Under House Storage

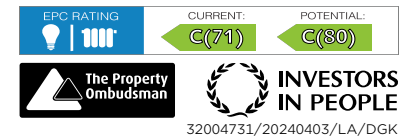
Driveway

Garden



**Call Saltdean - 01273 304453 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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