



Price
£775,000

Freehold

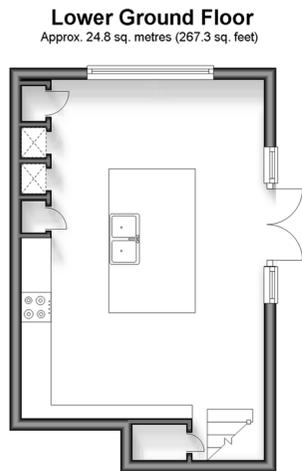
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**Lenham Avenue,
Saltdean, Brighton, East
Sussex, BN2**

OVER 60?

Secure this property
for up to **59% less!**

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Accommodation

LOWER GROUND FLOOR

kitchen: 18'6 x 13'4 (5.64m x 4.07m)

GROUND FLOOR

Porch

Hallway

Lounge: 21'0 x 13'4 (6.41m x 4.07m)

Bedroom 1: 14'0 x 12'0 (4.27m x 3.66m)

Bedroom 2: 11'9 x 11'6 (3.58m x 3.51m)

Bedroom 3: 13'5 x 8'5 (4.09m x 2.57m)

Bedroom 4: 10'0 x 9'10 (3.05m x 3.00m)

Bathroom

Cloakroom

Store Room

OUTSIDE

Driveway

Rear Garden



Main features

- Breathtaking panoramic sea views
- Modern & newly fitted kitchen and bathroom
- Spacious and airy rooms through out
- Situated in the sought after area of Saltdean close to Rottingdean village
- Planning permission already granted for extension and roof terrace



Nearest Schools

Primary Schools: Saltdean Primary 0.3 miles, St Margaret's CofE Primary, Rottingdean 0.5 miles, Our Lady of Lourdes RC School 0.5 miles

Secondary Schools: Longhill High School 1.2 miles,



Transport Information

Train Stations: Newhaven Harbour 4.5 miles, Lewes 5.1 miles, Newhaven Town 5.5 miles, Brighton 5.5 miles



Address

Lenham Avenue, Saltdean, Brighton, East Sussex, BN2



Directions

For directions to this property please contact us.



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Call Woodingdean Branch 01273 606121 ■ 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



EPC RATING
CURRENT: **D(66)** POTENTIAL: **C(77)**

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