

Falmer Avenue,Saltdean Brighton BN2 8FG

fox & sons

welcome to

Falmer Avenue, Saltdean Brighton

Attractive three-bedroom detached bungalow in sought-after Saltdean, boasting sea views, a modern open-plan kitchen/living space, westerly-facing rear garden with studio, garage & off-road parking. Ideally positioned close to local amenities, the seafront & excellent transport links!

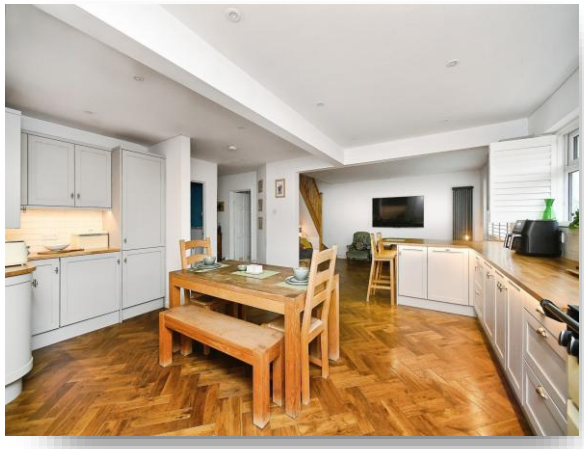


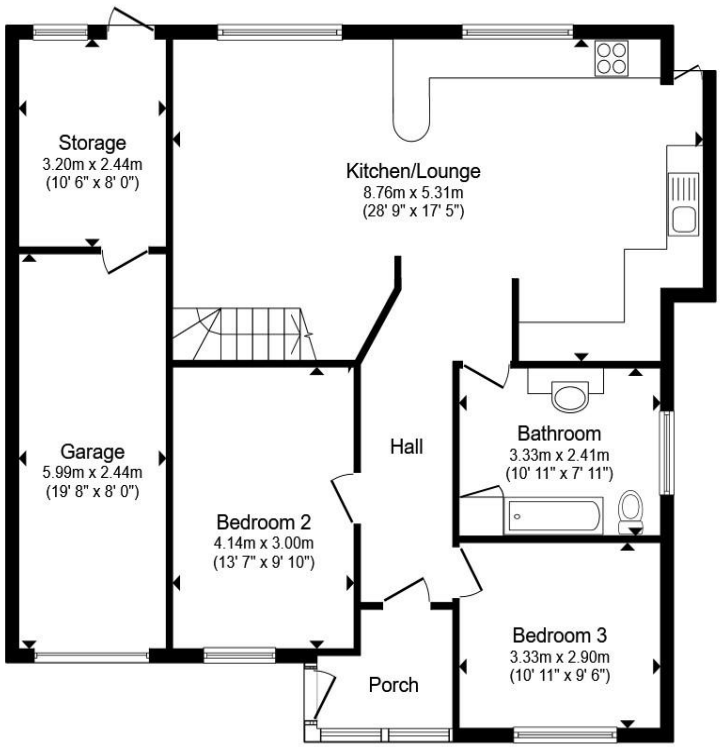




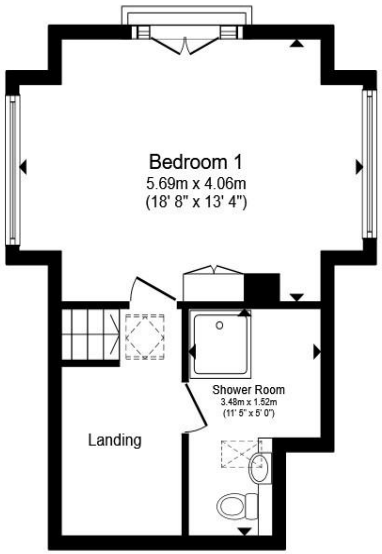




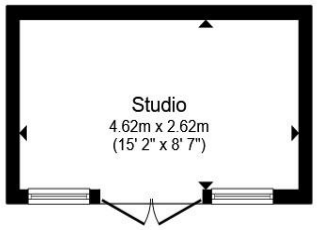




Ground Floor



First Floor



Outbuilding

Total floor area 143.7 m² (1,546 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.propertybox.io

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Agent Note

Please note that an AML fee is chargeable upon an offer being accepted to cover the cost of the required identity and anti-money laundering checks.

Entrance Porch

Entrance Hall

Kitchen/Living Area

28' 9" x 17' 5" (8.76m x 5.31m)

Family Bathroom

10' 11" x 7' 11" (3.33m x 2.41m)

Bedroom Two

13' 7" x 9' 10" (4.14m x 3.00m)

Bedroom Three

10' 11" x 9' 6" (3.33m x 2.90m)

First-Floor Accommodation

Bedroom One

18' 8" x 13' 4" (5.69m x 4.06m)

En-Suite Shower Room

11' 5" x 5' (3.48m x 1.52m)

Rear Garden

Studio

15' 2" x 8' 7" (4.62m x 2.62m)

Garage

19' 8" x 8' (5.99m x 2.44m)

Storage

10' 6" x 8' (3.20m x 2.44m)

Driveway & Off-Road Parking

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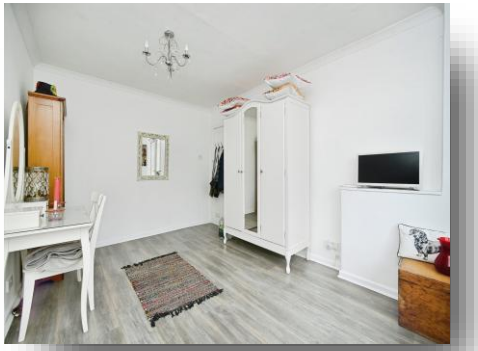
- Detached Chalet Style Bungalow
- Three Bedrooms
- Modern Open Plan Kitchen/Diner
- Westerly Facing Rear Garden with Studio
- Fantastic Views Out to Sea

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

£550,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PEA108272

The Property Ombudsman

Property Ref:
PEA108272 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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