



Ashdown Avenue, Saltdean

East Sussex

Asking Price £550,000



Ashdown Avenue, Saltdean

Perfectly positioned in the popular residential area of Saltdean, a spacious TWO BEDROOM, TWO RECEPTION ROOM DETACHED BUNGALOW with GARDEN, PRIVATE DRIVEWAY & GARAGE and FAR-REACHING SEA VIEWS.

Nestled between the South Downs and the picturesque coastline, this spacious and beautifully presented bungalow enjoys breathtaking views across both the sea and the surrounding countryside.

A welcoming entrance hall leads into a bright and generously proportioned dual-aspect living room, flooded with natural light. A patio door opens onto an elevated wooden terrace, perfectly positioned to take in the spectacular coastal and country scenery while offering an ideal space for relaxing or entertaining. Internal French doors connect the living area to a separate dining room, creating a wonderful sense of flow throughout the home.

The modern fitted kitchen also enjoys exceptional views and is both stylish and practical, with space for a breakfast table. The property also offers two well-sized double bedrooms, each with built-in wardrobes, together with a contemporary shower room finished in a classic white suite.

Outside, a carefully maintained rear garden enjoys a sunny aspect and features a manicured lawn, mature planted borders, and a convenient summer house. There is also storage beneath the house, providing handy space for general garden and household equipment. To the front, the property is set back from the road, enhancing its kerb appeal. The thoughtfully landscaped front garden combines brick and shingle terraces with an array of established plants and flowers, while a brick-paved driveway and garage complete this delightful home.





The Local Area

Surrounded by the outstanding natural beauty of the South Downs National Park, there is plenty of green open space to enjoy and explore right on your doorstep. Ashdown Avenue is also within easy reach of the iconic Saltdean Lido and the shingle beach that sits under the distinctive white cliffs. The Undercliff Walk offers a scenic coastal path that stretches from Saltdean to Brighton, providing breathtaking views. A parade of shops on Lustrells Vale is less than a 10-minute walk, offering a good selection of local amenities, while Rottingdean village, with its wide variety of classic tea shops, restaurants, and bars, is less than a mile away.

Regular bus services travel along the A259 into the centre of Brighton and Hove and eastwards to Newhaven with its ferry terminal. There is also a convenient local bus route that runs within Saltdean. Local schools include Saltdean Pre-School and Primary School, St Margaret's C of E Primary School, Our Lady of Lourdes RC School, and Longhill High School. The esteemed independent Roedean School for girls is just a short drive away.

Further Information

Ashdown Avenue is not in a controlled parking zone. The council tax band is E, which was currently charged at £3,152.65 for 2026/27.

EPC rating - D / Council Tax - E / Parking - Not a controlled parking zone.

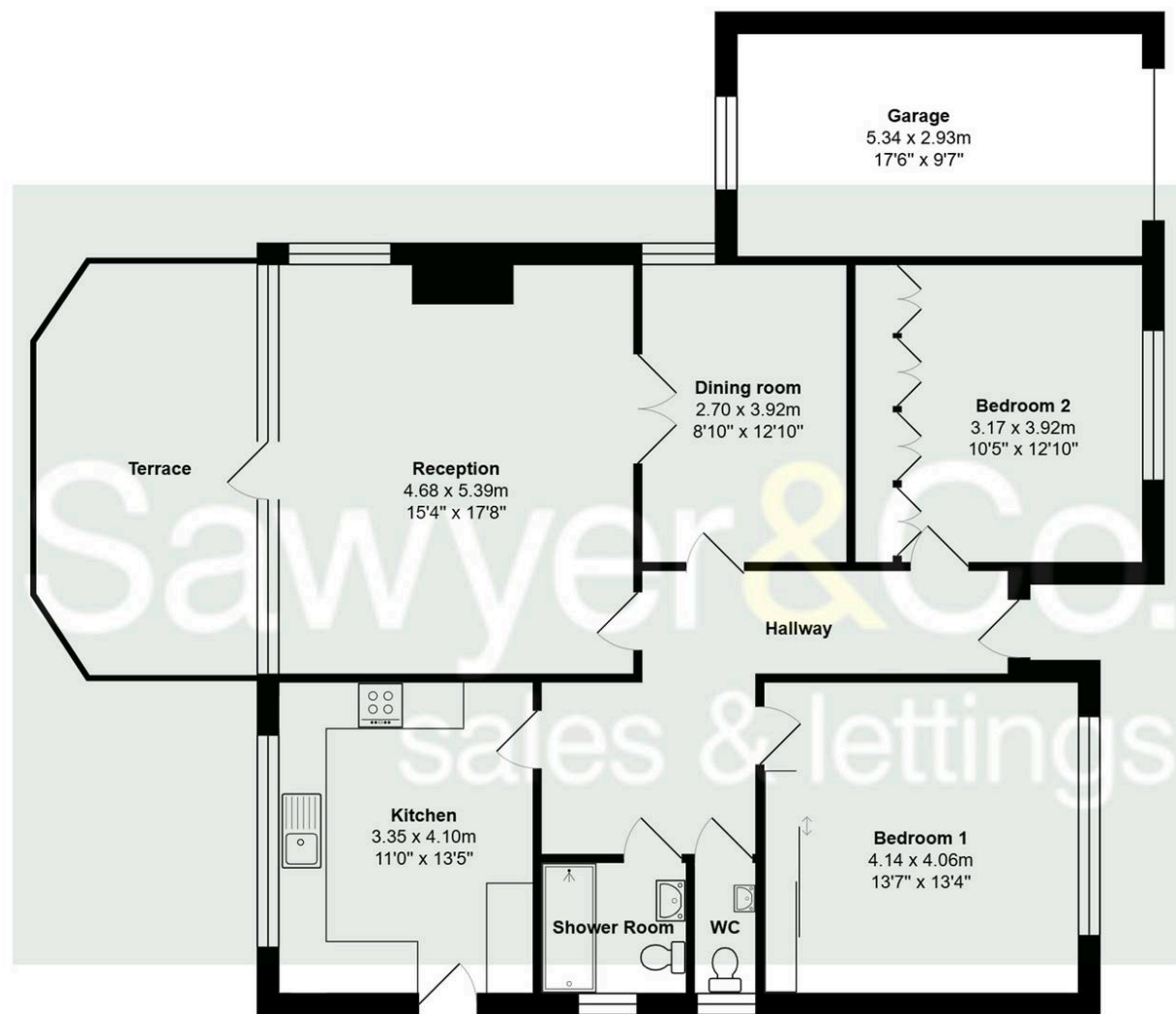
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 119.5 m² ... 1287 ft² (excluding terrace)

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.