

# PHILLIPS & STILL

Westfield Avenue North, Saltdean

Offers in region of £900,000



- A Large Detached Bungalow
- Two Double Bedrooms & Spacious Living Accommodation
- Positioned Within 6 Acres Of Land Formerly Saltdean Kennels
- Extensive Gardens & Off Road Parking
- Outbuildings, Kennels & Stables

To view all our homes: [phillipsandstill.co.uk](http://phillipsandstill.co.uk)



## Westfield Avenue North, Saltdean, Brighton, BN2 8HP



Set in a picturesque position at the top of Saltdean, this is an extremely rare opportunity to purchase a detached bungalow and expansive land surrounding. Formerly Saltdean Boarding Kennels, the site would be ideal for anyone with horses & dogs as you have large paddocks, stables, kennels and outbuildings so it is prime for reconfiguration to suit the next owner's needs & lifestyle.

Within the spacious detached bungalow you have two double bedrooms, two conservatories, a generous lounge & dining room, and a separate kitchen. Outside is a sunny rear garden leading to the outbuildings, paddocks, stables and kennels. You also have a driveway providing plenty of off road parking.

The property and land is in need of some rejuvenation but makes an amazing prospect for buyers!

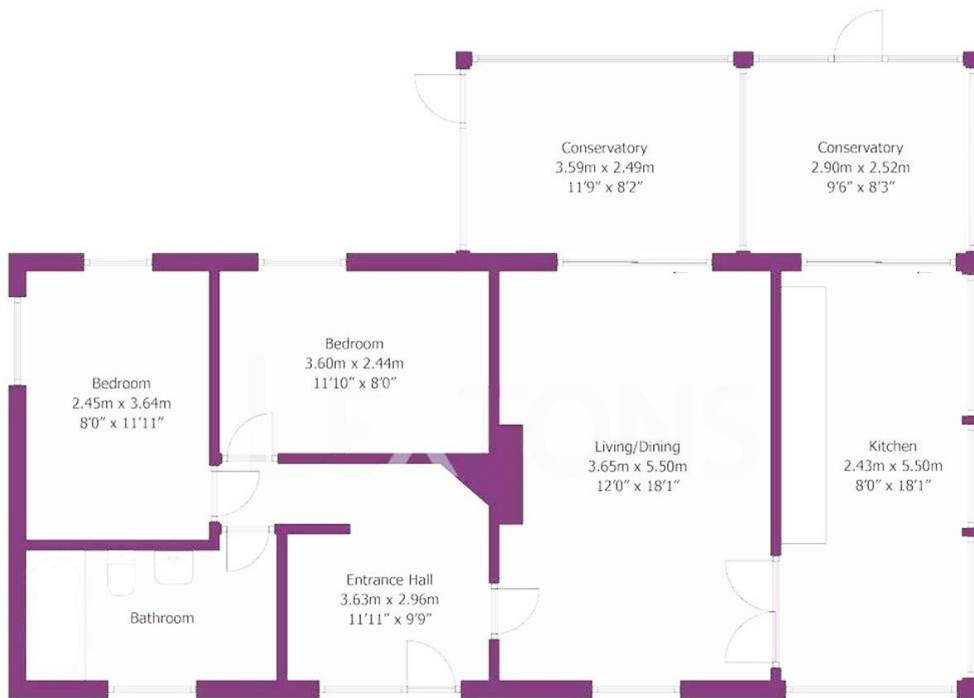




## Picture this...

With 6 acres of land, stables and kennels already withstanding, this will make the dream home for anyone with an equestrian lifestyle or dreams of opening a kennels, cattery, stables or similar!

There is plenty of space for a garden / office room or even a swimming pool here - you have so many options here!



Approximate gross internal floor area 88.5 sq m/ 953 sq ft.

## Accommodation

ENTRANCE HALL

BATHROOM

BEDROOM ONE  
11' 11" x 8' 0" (3.63m x 2.44m)

BEDROOM TWO  
11' 10" x 8' 0" (3.61m x 2.44m)

LOUNGE & DINING ROOM  
18' 1" x 12' 0" (5.51m x 3.66m)

SEPARATE KITCHEN  
18' 1" x 8' 0" (5.51m x 2.44m)

## OUTSIDE

EXTENSIVE GARDENS

OUTBUILDINGS

OFF ROAD PARKING

STABLES & PADDOCKS

KENNELS





## What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on [westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk) and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.

## Agents Note:

Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.

## Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.helptobuy.org.uk](http://www.helptobuy.org.uk)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)  
<http://list.english-heritage.org.uk>

## Directions

For directions to this property please contact us.

**Phillips & Still**  
**01273 771111**

[westernrd@phillipsandstill.co.uk](mailto:westernrd@phillipsandstill.co.uk)  
 112 Western Road, Brighton, East Sussex, BN1 2AB  
[www.phillipsandstill.co.uk](http://www.phillipsandstill.co.uk)