



Ashurst Avenue, Brighton, BN2 8DR

- A Spectacular Detached Family Home On An Expansive Plot
- Very Well Presented With Three Double Bedrooms
- 30ft Open Plan Lounge / Diner & Kitchen / Breakfast Room
- Vast West Facing Rear Garden With Studio

Guide Price of £600,000 - £650,000

- Charming Front Garden & Garage
- Sought After Saltdean Location Overlooking Telscombe Tye
- Excellent Local Schools Catering To All Ages Close By
- Further Potential To Extend / Enlarge (STNP)



Property Description

This spectacular detached house in Saltdean looks onto the stunning Telscombe Tye, and has been modernised & stylishly decorated throughout to maximise natural light and its picturesque setting. The property features a huge West facing garden with picturesque views over Saltdean and out to sea. It is the perfect location for families given the fantastic nearby schools catering to all ages, particularly families with dogs given the idyllic dog walk right on your door step!

You approach the house via a charming, flowery front garden where there is also a private garage with hard standing. With stripped wood floorboards throughout, ground floor accommodation comprises of entrance hall, the first of three generous double bedrooms and the family bathroom offering both a claw foot bath and walk-in shower cubicle. Stairs from here take you down into the bright and spacious open plan lounge / diner and modern fitted kitchen / breakfast room. This wonderfully social space offers plenty of room for lounge & dining furniture as well as an extensive kitchen area with tri-fold doors opening directly onto the expansive, leafy West facing garden. It is the ideal place for entertaining both inside & out, as well as sitting down together to relax and enjoy meals.

To the first floor on the half landing is a vast in-eaves storage space and handy utility / laundry room with a second loo for the house which will help towards those morning queues for the bathroom. The house has previously had planning permission granted to extend adding two extra bedrooms and another bathroom - what a great option for the next owner to have to further tailor the house to their needs! The second and third double bedrooms to the top of the house offer scenic views to the front over the Tye.

The envy-inducing private rear garden is screened by hedging with lawn, shrubs and trees offering a decked sun terrace and a large lawn. The current owners made brilliant use of the space by installing a garden studio room ideal for anyone who works from home or has a hobby they'd like to enjoy out of the house and within the peace & serenity of the garden.

This dream family home is conveniently located within walking distance of local shops and bus routes to Brighton, as well as near the Downs, the coastal village of Rottingdean, and the undercliff walk to Brighton Marina & Saltdean Lido.





Accommodation

GROUND FLOOR

ENTRANCE HALL

BEDROOM ONE

13' 11" x 11' 11" (4.24m x 3.63m)

FAMILY BATHROOM

9' 3" x 7' 3" (2.82m x 2.21m)

With claw foot bath & walk-in shower cubicle

Stairs down to:

SPECTACULAR OPEN PLAN LOUNGE / DINER &

KITCHEN / BREAKFAST ROOM

30' 4" x 13' 11" (9.25m x 4.24m)

FIRST FLOOR

UTILITY / LAUNDRY ROOM & W.C.

9' 9" x 5' 4" (2.97m x 1.63m)

LARGE IN EAVES STORAGE SPACE

Planning permission was previously granted for a first floor extension adding further accommodation

Stairs up to:

LANDING

BEDROOM TWO

13' 11" x 13' 1" (4.24m x 3.99m)

BEDROOM THREE

13' 0" x 9' 9" (3.96m x 2.97m)

OUTSIDE

STUNNING EXPANSIVE WEST FACING REAR GARDEN

GARDEN STUDIO

14' 11" x 7' 11" (4.55m x 2.41m)

FRONT GARDEN

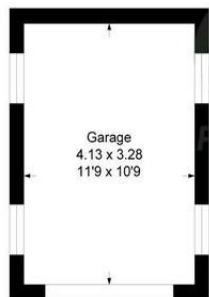
Driveway leading to:

GARAGE

11' 9" x 10' 9" (3.58m x 3.28m)



Outbuilding



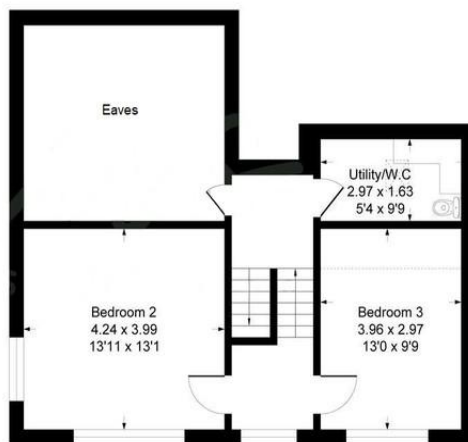
Garage

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Total approx internal area: 112.98 sq.m. (1216 sq.ft.)
 Garage area: 18.68 sq.m. (201 sq.ft.) Garden studio: 10.97 sq.m. (118 sq.ft.)
TOTAL APPROX AREA: 142.64 sq.m. (1535 sq.ft.)

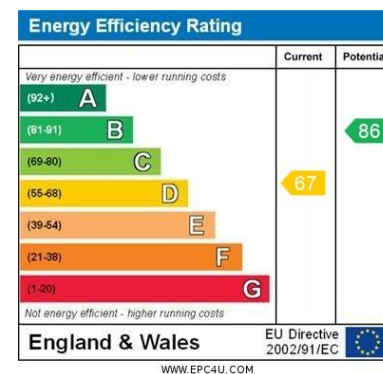


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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