



67 BEVENDEAN AVENUE BRIGHTON, BN2 8PF

£400,000
FREEHOLD

Guide Price £400,000 - £450,000. Nestled in the desirable area of Saltdean this charming two-bedroom detached bungalow presents an exciting opportunity for those looking to create their dream home. Spanning an impressive 927 square feet, the property is in need of modernisation, allowing you to tailor it to your personal taste and style.

The bungalow already features well-proportioned rooms offering ample space for comfort, but with the potential for extension, subject to the necessary consents, you can easily enhance the living space further to suit your needs for modern day living.

Additionally, the property benefits from off-street parking and an integral garage, providing further parking/storage or potential to turn into another habitable room. With no ongoing chain, this bungalow is ready for you to make it your own without delay.

One of the standout features of this property is its fantastic location. Just a short distance from the picturesque Saltdean beach and the stunning South Downs, you will have the best of both worlds at your doorstep. Enjoy leisurely walks along the coast or explore the beautiful countryside, all within easy reach. Local amenities are also a short walk away on Longridge Avenue as well as great public transport taking directly into the city.

This is a rare opportunity to acquire a property with such potential in a sought-after area. Whether you are a first-time buyer, a downsizer, or an investor, this bungalow one not to miss.

**Nicholas
James**

SALES LETTINGS AUCTIONS





Bevendean Avenue

Approximate Gross Internal Area = 78.5 sq m / 845 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Total = 90.3 sq m / 972 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289095)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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