John Hilton

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Est 1972





Total Area Approx 1164.00 sq ft

2 Glynde Avenue, Saltdean, BN2 8QR

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2 Glynde Avenue, Saltdean, BN2 8QR

Detached Three-Bedroom Bungalow with Wrap-Around Gardens

Situated just a short walk from the Saltdean Lido and seafront, this well-presented, detached, three-bedroom bungalow occupies a generous corner plot with attractive wrap-around gardens. The property has been thoughtfully updated in 2024, including a new kitchen, heating system and full re-wiring.

The accommodation is approached via a lawned front garden, with a curved brick feature open porch leading to the entrance vestibule. The vestibule features a terracotta tiled floor and a glazed door with matching side lights which opens into the bright and spacious L-shaped entrance hall, having parquet flooring, a useful coat cupboard, and an airing cupboard housing the combination boiler, as well as access to a large loft space with lighting.

The modern kitchen/dining room enjoys dual-aspect views over the rear and side gardens, with UPVC French doors opening onto a decked area enjoying a westerly aspect. The kitchen is fitted with modern flat-fronted base and wall units, complemented by beech wood worktops. Integrated appliances include a 'Bosch' fan-assisted oven and 'Bosch' ceramic induction hob, with plumbing provided for a dishwasher and washer/dryer. The room is finished with oak-effect herringbone LVT flooring.

The separate living room also benefits from dual-aspect windows overlooking the side and front gardens. A natural stone fireplace with open fire provides an attractive focal point, while the room is finished with carpeting.

The principal bedroom and bedroom two both overlook the front garden and benefit from substantial floor-to-ceiling fitted wardrobes with shaker-style doors. Bedroom three enjoys a double aspect over the rear gardens and features sliding patio doors which open directly onto the patio and lawned garden. This room is finished with oak-effect herringbone LVT flooring.

The modern shower room comprises a generous walk-in double shower with glass screen, thermostatic controlled shower with rainfall shower head and separate riser. There is also a drawer vanity unit with inset wash hand basin and mixer tap, together with a heated towel rail and double-glazed window over the rear garden. A separate WC includes a low-level WC, wash hand basin and double-glazed window over the rear garden.

The property also benefits from an integral single garage, accessed via an up-and-over door and equipped with power and lighting. A further window and door provide convenient access to the rear garden.

Externally, the property occupies a particularly appealing corner plot with gardens extending around all four sides. Three sides are predominantly lawned and complemented by mature flower beds, while the fourth, raised side garden has been designed with a Mediterranean feel, featuring a pergola and paved seating area, creating an ideal space for outdoor entertaining and relaxation.

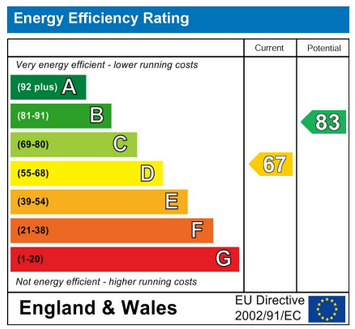
Overall, this is an attractive and well-maintained detached bungalow offering versatile accommodation in a level position close to bus routes, all within easy walking distance of local amenities, the Saltdean Lido, and the seafront.

*Disclaimer: The vendor is an employee of John Hilton's and has a financial interest in this property.









Council Tax Band: **E**

- Level Position
- Close to Shops & Bus Routes
- Three Bedrooms
- Private Driveway/Parking & Garage
- Scope to Extend into Loft (STPC)
- UPVC Double-Glazed Windows
- Dual Aspect Living Room
- Modern Kitchen with Integrated Appliances
- Within Walking Distance of Beach
- Wrap-Around Gardens

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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