



Bevendean Avenue, Saltdean

Guide price £725,000 - £775,000



Property highlights

- Detached 1930s house with original period features
- First time on the market in 40 years
- Sought after location in Saltdean close to local shops and beach
- Stunning sea views
- Three double bedrooms, one with en-suite shower room
- Versatile converted garage - ideal for home office
- Bright open-plan kitchen/dining room
- Sunlit conservatory with views to landscaped garden
- Summerhouse, patio, and secret garden
- Generous driveway parking for multiple cars



Guide price £725,000 – £775,000. This cherished three bedroom family home boasts versatile spaces with stunning sea views and a garden to suit the whole family.

The property

Nestled on a quiet residential road in the coastal suburb of Saltdean, this cherished family home is being offered for sale for the first time in over 40 years. Originally built in 1934 and once used as a schoolhouse, Dene House has been thoughtfully extended and updated over the years to suit modern living, while preserving its unique period charm.

Located on the west side of Longridge Avenue, this impressive detached home stands out from its neighbours for all the right reasons. A paved driveway offers generous off-street parking for several cars, and steps lead up to a spacious entrance lobby with beautifully crafted built-in cupboards - ideal for storing coats and shoes. The original oak front door opens into a welcoming hallway, where the stunning original oak staircase and Amtico flooring immediately set the tone.

At the front of the house, the living room offers a warm and inviting space, complete with a bay window that offers glimpses of the sea, and a gas fireplace which comes equipped with a working chimney. Off the hallway is a bathroom with a bath and shower overhead, and a large under-stair airing cupboard adds practicality.

To the right, the heart of the home is a bright and sociable open-plan kitchen and dining room. Country-style ivory shaker units are paired with handmade burgundy and cream Marlborough tiles, which continue through into the adjoining utility room for a cohesive finish. All worktops in both the kitchen and dining areas are solid oak, adding warmth and durability to the space.

A Gourmet range-style oven complements the rich tones of the tiles, while an extended worktop bar subtly defines the two areas. Integrated appliances, a soft water system, filtered water tap, and built-in Sonos speakers enhance both the function and comfort of the space. A charming working fireplace adds a final touch of character.

Beyond the utility room, with access via a small outdoor area, is the converted garage which is currently being used as a music room. This versatile space could easily become a home office, studio, or guest bedroom. Underfloor heating runs throughout the kitchen, dining room, utility, conservatory, bathroom, shower room, and upstairs WC, ensuring a cosy feel across the home all year round.

The ground floor living space continues with a sunlit conservatory off the dining room, complete with beech wooden flooring and ideal for year-round relaxation. French doors open onto a lower patio, perfect for summer BBQs. The garden has been carefully landscaped to create multiple zones for following the sun throughout the day - including a peaceful "secret garden" ideal for enjoying an evening glass of wine in harmony with nature. A teal-painted summerhouse, equipped with electricity and Wi-Fi, offers a tranquil spot for reading, working, or simply enjoying the outdoors. Surrounded by mature planting, the garden feels wonderfully private and secure and two additional wooden sheds provide storage solutions.

Upstairs, there are three bedrooms, including a principal bedroom that is beautifully tucked away and offers views towards the sea at the front and garden views to the rear. Here, built-in wardrobes provide ample storage. One of the additional bedrooms benefits from an en-suite shower room, while a separate WC adds extra convenience for family life.

Additional property information

Property type: Detached house

Tenure: Freehold

Council tax band: D

Parking: Off-street for several cars

Storage: Ample storage space throughout including insulated loft spaces, one of which is also boarded

The area

Bevendean Avenue is located in the sought-after residential area of Saltdean, just moments from the open green spaces of Telscombe Tye, part of the South Downs National Park. Longridge Avenue, with its Co-op, chemist, cafés, restaurant, and pub, is around a 10-minute walk away, offering everyday convenience close to home.

Saltdean's pebbled beach is also within easy walking distance, ideal for sea swims and coastal walks, while the recently restored Saltdean Lido, now fully open after its multi-million-pound renovation, features a heated outdoor pool and café, adding to the area's appeal. Larger supermarkets, shops, and leisure facilities can be found at Brighton Marina, just a 12-minute drive away.

Schools

Within a nine-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in under fifteen minutes, or is a three-minute drive away. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.

Transport links

This property is located east of the centre of Brighton & Hove, which is a sixteen-minute drive away along the A259 coast road. It is well connected with a regular bus service which will get you into the city centre in under thirty minutes. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is an eighteen-minute drive away. Gatwick Airport is a forty-five-minute drive away, and Heathrow Airport is an hour-and-a-half drive away.

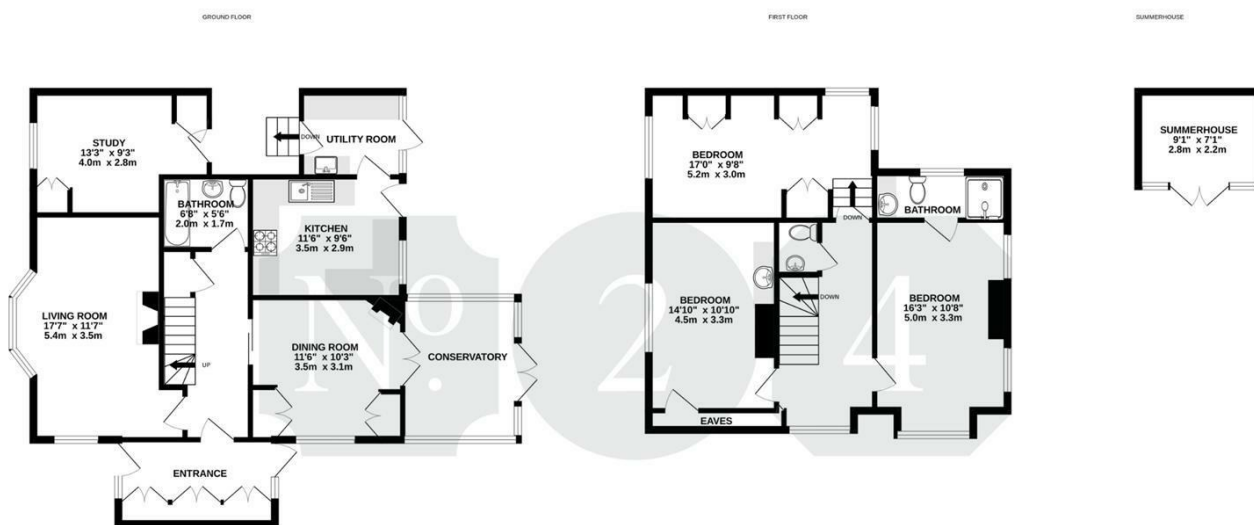
A note from the owners

As soon as we saw the house, it was love at first sight. It has always had such a warm, welcoming feel – full of character, individuality, and charming period features. We've loved its unique personality and its position between the Downs and the sea, with so many wonderful walks right on the doorstep. After 40 happy years and countless memories, it's time for us to move on. We hope the new owners will enjoy living here as much as we have.









TOTAL FLOOR AREA: 1560 sq.ft. (144.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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