

Spencer  
& Leigh

S&L  
EST. 2004

2 Pickers Hill Farm Cottages, Saltdean Vale, Saltdean, BN2 8JJ



## 2 Pickers Hill Farm Cottages, Saltdean Vale, Saltdean, BN2 8JJ

Offers In Excess Of £350,000 - Freehold

- Vacant semi detached house
- Requiring modernisation & Improvement
- Wonderful semi rural location overlooking farmland
- Large garden neighbouring fields
- Direct access to The South Downs National Park
- Potential to extend subject to consent
- Three first floor bedrooms & shower room/WC
- Living room, spacious kitchen & cloakroom
- Utility & store room, huge potential
- Exclusive to Spencer & Leigh

Tucked away in a semi rural location overlooking fields with direct access to The South Downs National Park is this semi detached family home offering huge potential with a large wild garden. The property has plenty of room for parking with space for several vehicles. The property does require modernisation and improvement with potential viewers being advised to budget for this. The property may not be suitable for buyers looking to purchase with the aid of a mortgage due to the amount of work required, although we are sure this will make someone a stunning home in a fantastic location. There is lots of space to extend subject to the necessary consent from the local authority. Exclusive to Spencer & Leigh.



Saltdean is situated by the sea in a 'Dean' (Saxon/Old English for 'dry valley'), with the surrounding hills of the South Downs National Park forming a large central dip and valley where the oval shaped Saltdean Park and Lido are located, looking out over the nearby sea giving a unique balance of downland and the beach.



Entrance  
 Entrance Hallway  
 Living Room  
 15'2 x 11'3  
 Kitchen  
 15'1 x 9'10  
 Utility Room  
 G/f Cloakroom  
 Stairs rising to First Floor

Bedroom  
 15'7 x 9'9  
 Bedroom  
 15'4 x 11'

Bedroom  
 11'3 x 8'8

Shower Room/WC

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Electric. Mains water and sewerage

Parking: Off street parking

Broadband: Standard 7Mbps and Superfast 47Mbps available (OFCOM checker)

Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC  
 Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		42
(21-38) <b>F</b>	11	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# Pickers Hill Farm Cottages



Ground Floor  
Approximate Floor Area  
534.96 sq ft  
(49.70 sq m)

First Floor  
Approximate Floor Area  
534.96 sq ft  
(49.70 sq m)



Approximate Gross Internal Area = 99.40 sq m / 1069.92 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.