



162 Saltdean Vale, Saltdean, BN2 8HF
£230,000

Carruthers and Luck
Sales and Lettings



162 Saltdean Vale

Saltdean

Spacious 3-bed maisonette in serene countryside setting, panoramic views, modern kitchen, large bedrooms, convenient location near amenities in Saltdean, with easy transport to Brighton.

Nestled in a picturesque setting with stunning countryside views, this spacious 3-bedroom maisonette offers a serene escape from the hustle and bustle of city life. Boasting a prime location, this property is conveniently situated near local shops and bus stops, providing residents with easy access to amenities and excellent transport links to the vibrant city centre of Brighton.

Upon entering, you are greeted by a spacious entrance hall that leads to a well-appointed lounge/dining room that not only offers a comfortable space for relaxation and entertainment but also presents panoramic views of the beautiful surrounding countryside. The large windows allow natural light to flood the room, creating a warm and inviting atmosphere.

The kitchen is fitted with a wide range of white base cupboards and drawers with matching wall units and an integrated breakfast bar with space for kitchen stools.



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On the first floor the property has a large landing with a hatch to a good size roof space. There are three bedrooms, 2 being large doubles and one a single. Bedrooms one and three have lovely views. A bathroom completed the accommodation on the first floor.

The property is located in a quiet part of Saltdean surrounded by countryside yet very convenient for local shops. A good bus service passes the door and provides easy access into Brighton City Centre.

The property is offered for sale with no chain, and the vendors are currently extending the lease to over 140 years.

ENTRANCE HALL 10' x 7'5" (3.04m x 2.26m)

LOUNGE 18'7" x 12' (5.66m x 3.65m)

KITCHEN 10'7" x 9'2" (3.22m x 2.79m)

BEDROOM 1 12' x 11' (3.65m x 3.35m)

BEDROOM 2 11' x 9'4" (3.35m x 2.84m)

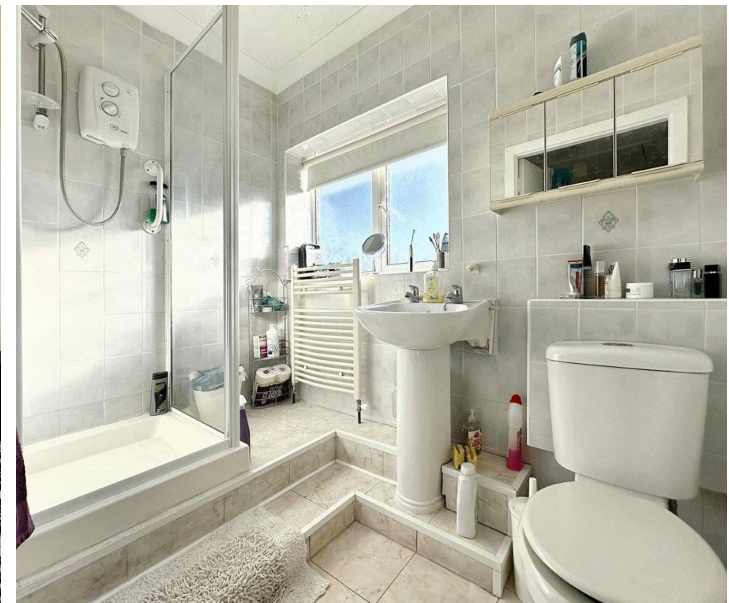
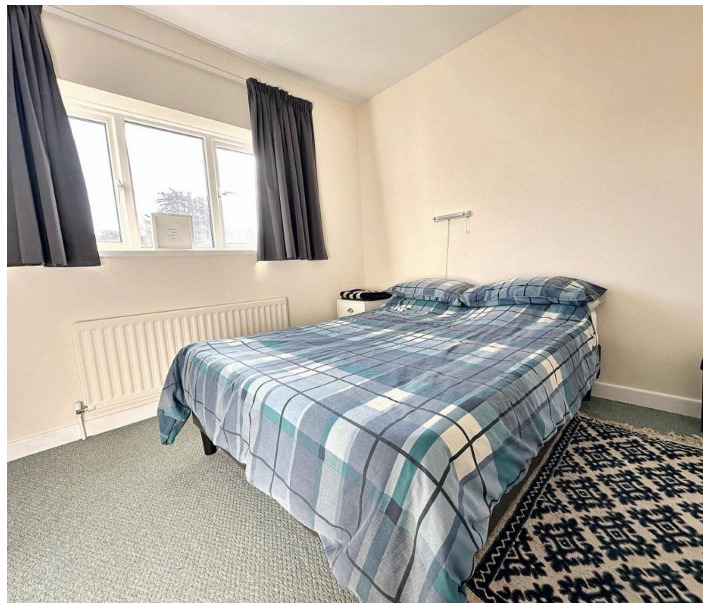
BEDROOM 3 7'4" x 6'2" (2.23m x 1.87m)

BATHROOM 7'4" x 4'9" (2.23m x 1.44m)

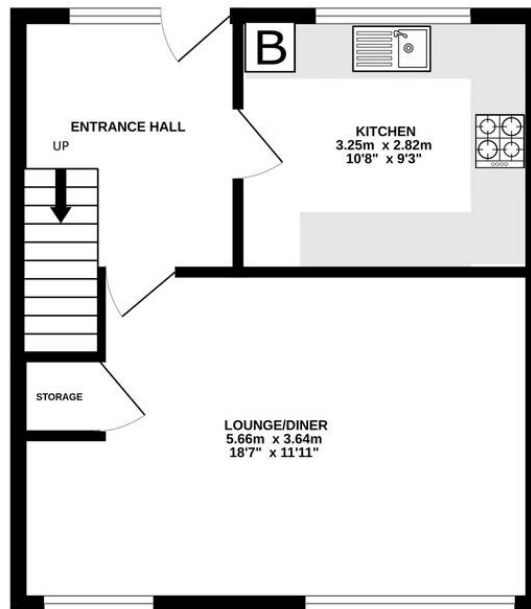
Council Tax band: B

Tenure: Leasehold

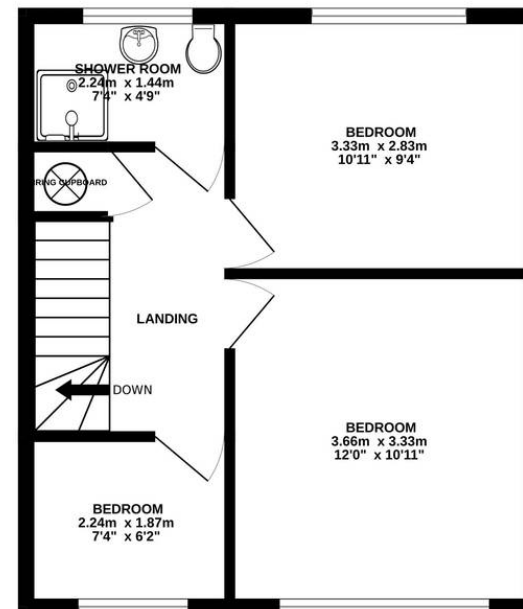
EPC Energy Efficiency Rating: D



ENTRANCE FLOOR
36.6 sq.m. (394 sq.ft.) approx.



1ST FLOOR
36.2 sq.m. (389 sq.ft.) approx.



162 SALTDEAN VALE SALTDEAN BRIGHTON

TOTAL FLOOR AREA : 72.8 sq.m. (783 sq.ft.) 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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