



158 Saltdean Vale, Saltdean, BN2 8HF  
£475,000

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SalesandLettings



## 158 Saltdean Vale

### Saltdean

Freehold building with 3-bed maisonette, spacious shop, garage/lockup. Ideal home and income opportunity in popular Saltdean area near Brighton. Close to shops, schools, and seafront.

A fantastic opportunity to acquire a freehold building consisting of a large 3 bedroom, 2 story maisonette on the first and second floors and a spacious and well presented ground floor commercial unit, currently used as a successful and well regarded hair salon for over 20 years, also offering many other possibilities including a shop, offices or even conversion to a flat (subject to any necessary consent), as has been done in the same parade.

The owner has owned the building for over 20 years and has improved it and maintained it well over that time. The maisonette has a lovely feel to it offering spacious and light accommodation. The Entrance hall is a nice size and leads through to a large Lounge/Dining room with superb views over the downs. The lounge has a deep walk in cupboard. The Kitchen is extensively fitted with a range of matching cupboards and drawers, space for cooker, dishwasher, washing machine and fridge/freezer. Large window overlooking the rear. On the first floor are 3 bedrooms, all having nice views and a recently fitted, modern bathroom with attractive grey tiling to the walls and floor. The property also has the benefit of a garage to the rear of the building and a small outside space by the front door with room for a bench, pot plants and space to hang washing etc.



# 158 Saltdean Vale

## Saltdean

Opportunities like this are few and far between in Saltdean, and the property has made for a great home and business over the last 20 years, and has all sorts of options for the future.

### MAISONETTE

#### ENTRANCE HALL

#### LOUNGE/DINING ROOM 18'7" x 12'2"

#### KITCHEN 10'7" x 9'2"

#### FIRST FLOOR LANDING

#### BEDROOM 1 12' x 11'

#### BEDROOM 2 10'10" x 9'3"

#### BEDROOM 3 7'6" x 6'5"

#### BATHROOM

#### GARAGE (situated to the rear of the building)

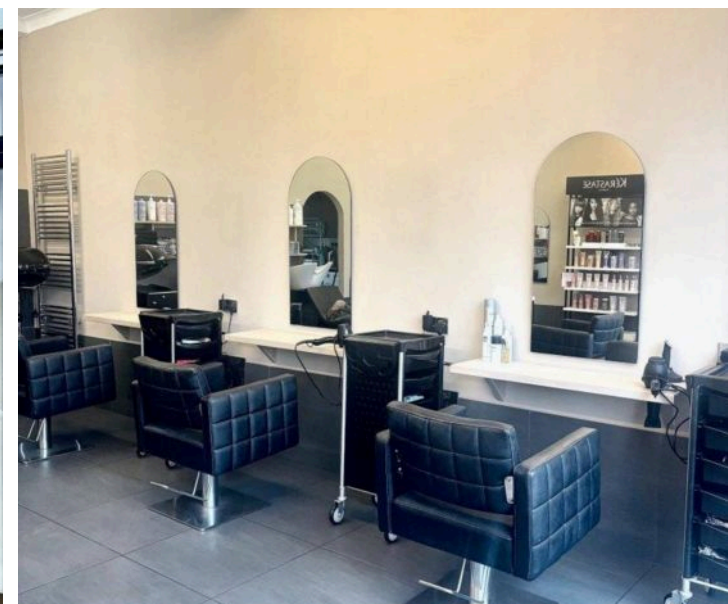
#### COMMERCIAL UNIT/SHOP

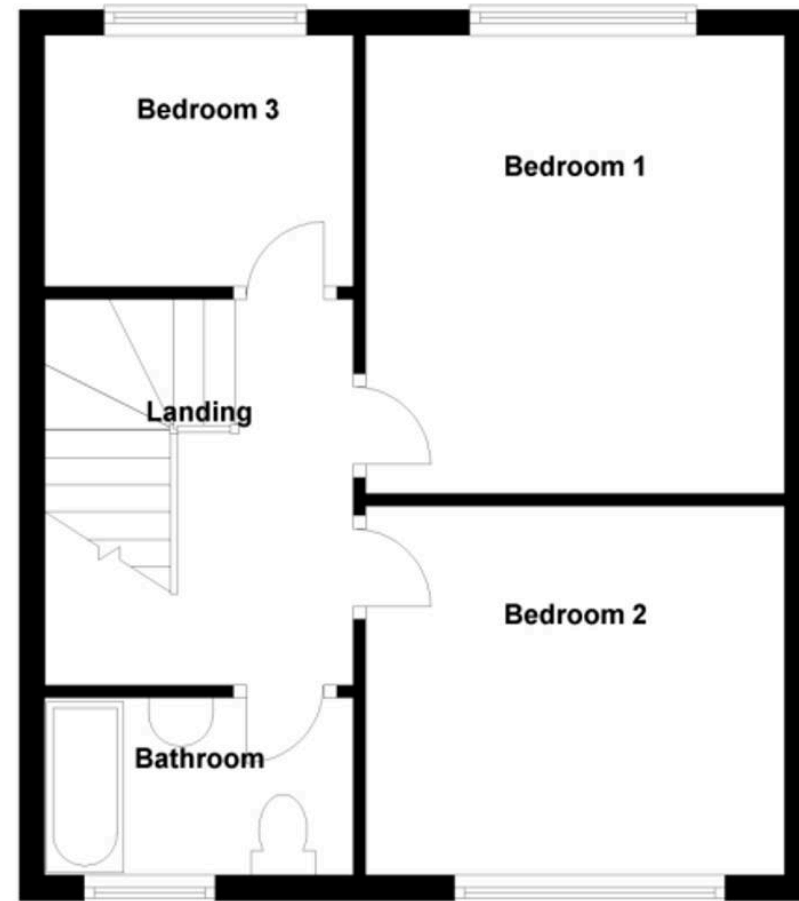
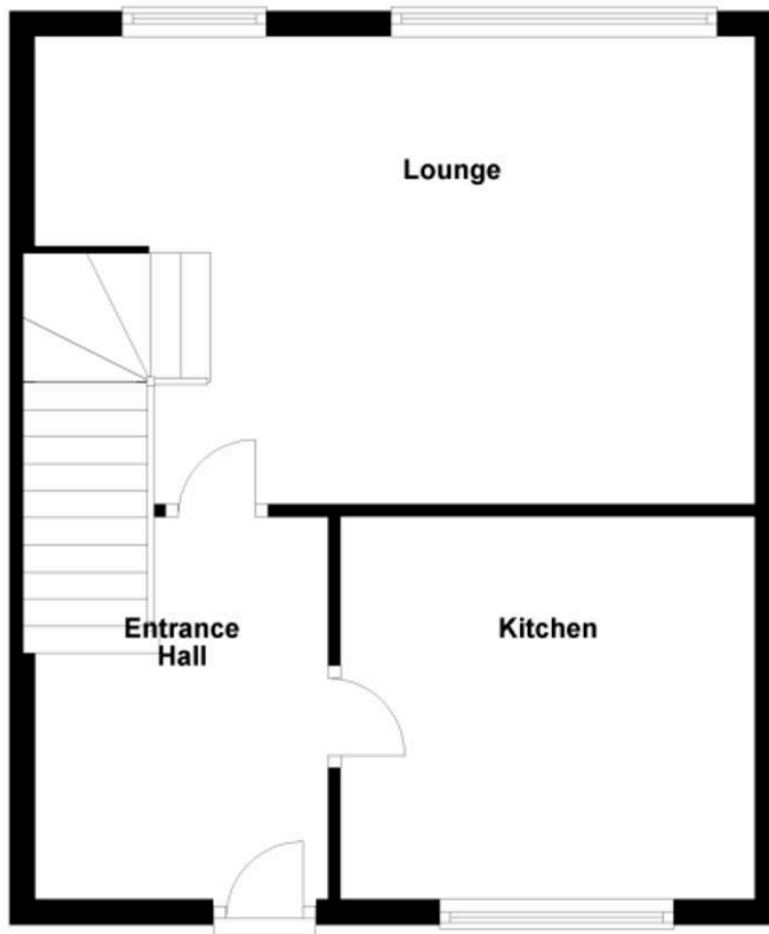
OVERALL SIZE IS 27' x 18'8" which includes the main shop area, a Kitchen/staff area and a storage room. The shop has a lovely wide frontage with a lot of window space making it very visible and there is a bus stop directly outside making it easy to reach. An ideal home and income/investment opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





## Carruthers and Luck Sales and Lettings

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