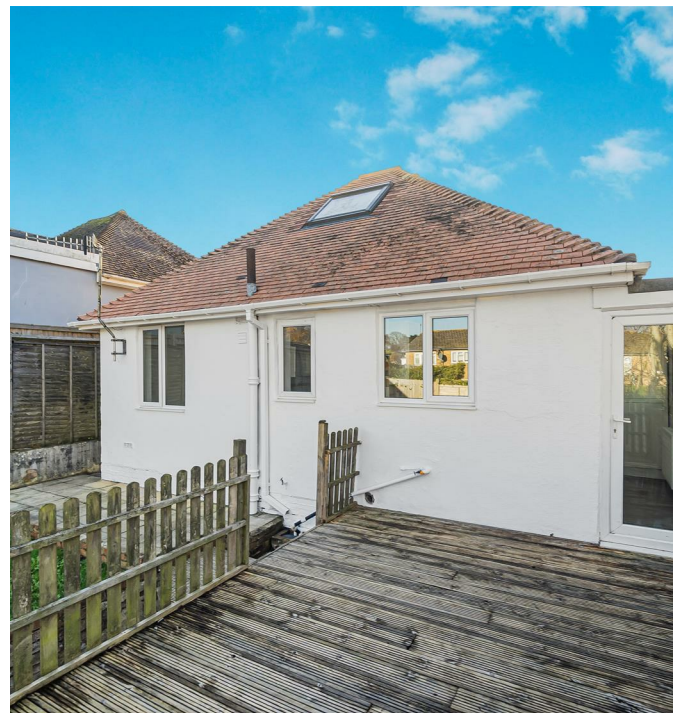


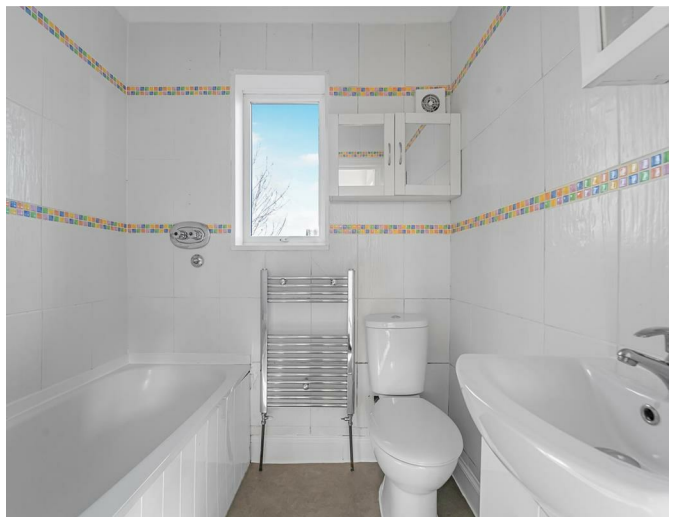


Vale Road, Saltdean

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EST. 1990





Vale Road, Brighton, BN2 8QT

£325,000

A newly decorated two-bedroom detached bungalow situated in Saltdean, offered to the market with no onward chain. Set on a generous plot with a good-sized garden, this property provides excellent potential for modernisation, extension (STPP), or simply enjoying as a comfortable home by the coast.

Nestled in a peaceful residential area, the bungalow features a bright and airy living room, a practical kitchen with garden access, two well-proportioned bedrooms, and a family bathroom. The property benefits from gas central heating. The large rear garden with decking is a standout feature, ideal for outdoor dining, gardening enthusiasts or those seeking plenty of private outdoor space. The front of the property also benefits from a driveway and additional garden area.

Located within easy reach of local shops, bus routes into Brighton, the picturesque clifftop walks, and Saltdean's famous Lido, this home offers a perfect blend of seaside living and convenience.

Location

Peacehaven is located above the chalk cliffs in East Sussex, and coincides with the point where the Greenwich Meridian crosses the English south coast. This location is ideal for its beach and cliff-top walks, their are wonderful views of the South Downs National Park so it is a peaceful location but with easy access the town and all the amenities it has to offer. This location is also in close proximity to Brighton with the Pier being only 6.2 miles in distance along the coast, the adjacent Saltdean is also a great town to visit with the Saltdean Lido community centre, which includes a public library and iconic open air swimming-pool.

There are regular bus services affording access to all parts of Saltdean, Brighton and beyond, the A27 is also easily accessible from this location, providing access to nearby towns and villages in Sussex.

Additional Information

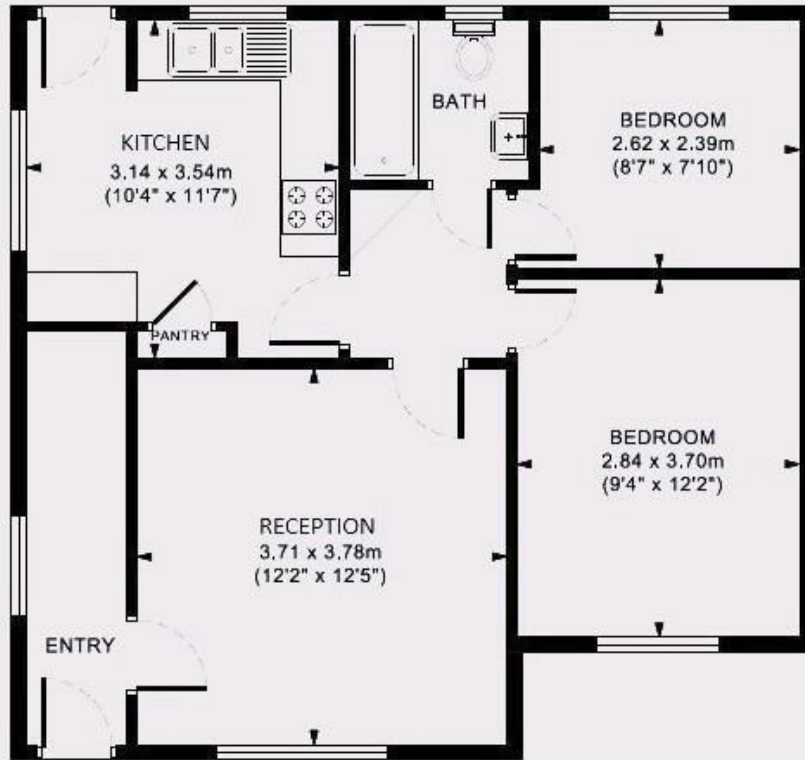
EPC rating: D

Internal measurements: 573.07 Square feet / 53.24 Square metres

Tenure: Freehold

Council tax band: C

VALE ROAD



Approximate Gross Internal Area = 53.24 sq m / 573.07 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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