

Saltdean Vale, Saltdean, BN2 8HE

Approximate Gross Internal Area = 179.8 sq m / 1935 sq ft
(Including Garage & Excluding Eaves)

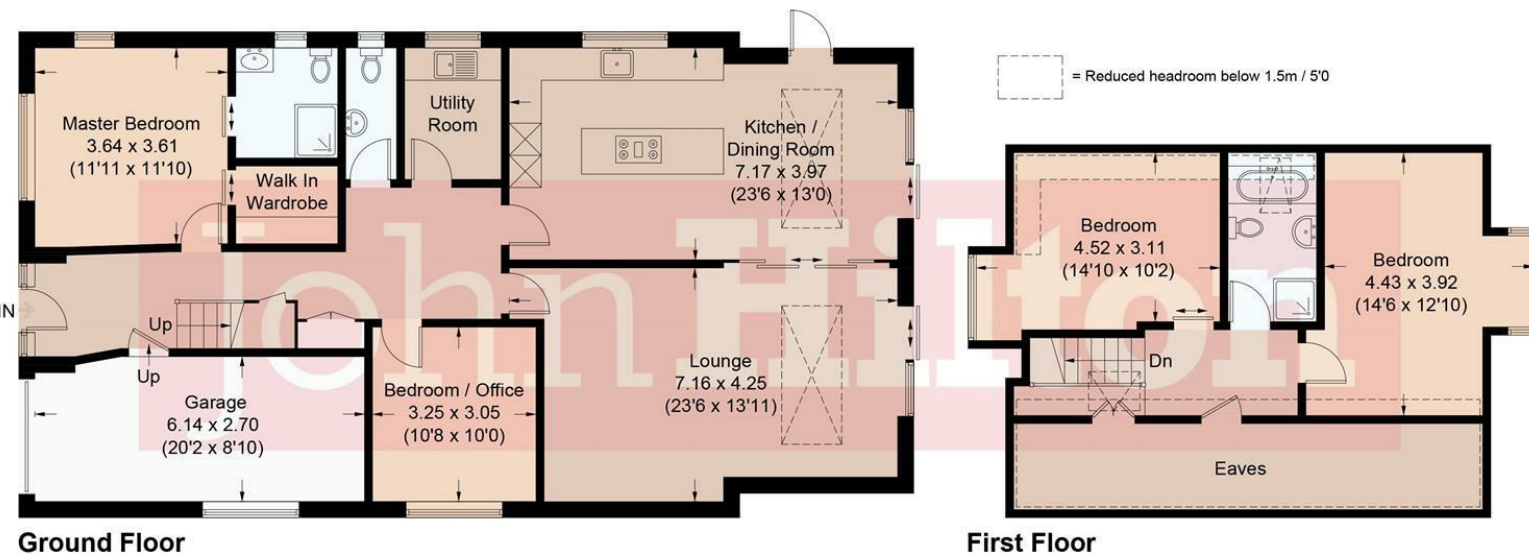


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2024



Total Area Approx 1935.00 sq ft

99 Saltdean Vale, Saltdean, BN2 8HE

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Guide Price £700,000-£725,000
Freehold



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Approach
Brick paved driveway with parking for up to three vehicles, flower borders housing mature shrubs, timber gates to both sides offering access to rear of property, outside power supply and outside light. UPVC front door with oversized chrome handle and twin obscure glazed windows either side.

Entrance Hall
Stairs ascend to first floor landing with contemporary glass balustrade, Oak hand rail and Oak newel post. Understairs storage cupboard offering hanging and shelving, further built-in double wardrobe offering hanging for coats with shelving over plus further high-level double cupboard. Inset chrome downlights, vertical column-style radiator, secure door into integral garage, 'Artiteq' system enabling the free hanging of artwork. Oversized porcelain tiled flooring extends through door into:

Separate Cloakroom
Obscure double glazed window to side with tiled sill. Small wall-mounted wash hand basin with mixer tap and part-tiled splashback, WC, oversized porcelain tiled floor, chrome inset downlights and extractor fan.

Utility Room
Obscure double glazed window to side. Fitted base units with space and plumbing for washing machine, work surface with single bowl stainless steel sink with retractable hose mixer tap and drainer, and low-level tiled surround. Oversized porcelain tiled floor, wall-mounted shelving, space for tall standing fridge/freezer, radiator.

Kitchen/Dining Room:
7.17m x 3.97m (23'6" x 13'0")

Kitchen Area
'Plykea' fitted units with Fenix NTM Faced Ply fronts and ply handle reveals. Stone quartz worktops including central island with breakfast bar and inset four-ring ceramic induction hob with integral extractor, soft-close multi-drawer fronts with further internal drawers and two low-hung pendants over. Range of base and wall units to include a variety of soft-close drawers with further integral drawers, corner carousel unit, integrated dishwasher, integrated fridge/freezer and integrated eye-level electric oven with steam option. Inset single bowl butler-style sink with retractable hose mixer tap and tiled splashback. Obscure double glazed window to side, vertical column-style radiator, 'Artiteq' wall hanging system and inset chrome downlights. Oversized porcelain tiled floor extends through to:

Dining Area
Obscure double glazed door opening to side and double glazed sliding patio doors onto West-facing rear garden. Contemporary column-style radiator, oversized porcelain tiled floor, chrome inset downlights and large skylight. Bespoke sliding pocket doors with bevelled glass opens into:

Lounge Area
7.16m x 4.25m (23'5" x 13'11")
High-level obscure double glazed window, double glazed sliding patio doors onto garden. Vertical column-style radiator, further column-style radiator, 'Artiteq' wall hanging system, chrome inset downlights.

Ground Floor Master Bedroom
3.64m x 3.61m (11'11" x 11'10")
Large double glazed window to front and further obscure double glazed window to side with low sills. 'Artiteq' wall hanging system, vertical column-style radiator, sliding pocket door into:

Walk-In Wardrobe
Built-in storage system offering hanging and shelving, chrome inset downlights and radiator.

En Suite Shower Room
Obscure double glazed window to side. Level access walk-in shower with digitally-controlled 'Aqualisa' shower with rainfall shower head plus hand-held shower attachment on riser and glass shower screen, WC, vanity unit with inset wash basin, mixer tap and part-tiled surround. Chrome heated towel rail and chrome inset downlights.

Bedroom/Office
3.25m x 3.05m (10'7" x 10'0")
Double glazed window to side, 'Artiteq' wall hanging system, radiator.

First Floor Landing
Double glazed Velux skylight to side. Built-in eaves storage and further eaves cupboard housing 'Vaillant' combination boiler (newly fitted in 2020 and all pipework replaced). Radiator, chrome inset downlights, sliding bespoke pocket door into:

Bedroom
4.52m x 3.17m (14'9" x 10'4")
Double glazed window to front, radiator.

Family Bathroom
Double glazed Velux skylight to side. White bathroom suite comprising panel-enclosed bath with mixer tap and pedestal wash hand basin, both with matching part-metro tiled splashbacks, and WC. Corner shower enclosure with thermostat shower, hand-held shower attachment on riser and tiled surround. Heated towel rail, extractor, directional spotlights on track and ceramic tiled floor.

Bedroom
4.43m x 3.92m (14'6" x 12'10")
West-facing double glazed window to rear with two side windows and views towards the South Downs, radiator.

Garage
6.14m x 2.70m (20'1" x 8'10")
Electric roller door (colour-matched to front door and windows), obscure double glazed window to side and concrete floor. New consumer unit following complete rewiring of property, gas meter, lighting and power. Currently used as a craft space.

West-Facing Rear Garden
High fence enclosed with timber gates to both sides offering access to front. Oversized porcelain tiled patio leads onto lawned area with sleeper-retained borders and corner-set timber shed with dual aspect windows. Outside lights and power point, outside tap to side. Variety of mature low-maintenance planting including grasses, pink pagoda, chamelia and clematis, weeping crab apple, large mature holly tree, two cordyline shrubs and three yews.



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*** GUIDE PRICE £700,000-£725,000 ***

A stunning extended four double bedroom detached chalet bungalow which is favourably positioned in West Saltdean within level walking distance to local shops, Saltdean Lido and the seafront and a regular bus service. Boasting an impressive 1935 sq ft, our vendor has renovated entirely and her exacting eye for detail is evident throughout with stylish touches and a high specification finish. As you enter, the spacious entrance hall is flooded with natural light from the mezzanine landing and invites the eye through to the rear of the property and onto the garden beyond. There are two bedrooms to the ground floor, the master of which boasts a walk-in closet alongside a beautifully fitted level access shower room with digitally controlled Aqualisa thermostatic shower. Alongside a separate utility room and cloakroom, an incredibly spacious kitchen, dining and living space with domed skylights opens out to the rear with twin patio doors offering effortless level access onto a beautifully landscaped and well-planted West-facing rear garden. There are two further bedrooms and a family bathroom on the first floor. Alongside the integral garage the driveway is sufficiently sized to accommodate up to three vehicles.

- Extended
- Renovated to a High Standard
- West Saltdean
- Detached Chalet Bungalow
- Four Double Bedrooms
- Master Bedroom with En Suite Shower Room & Closet
- Sliding Pocket Doors
- Porcelain Tiled Floors
- Driveway & Garage
- Landscaped West-Facing Rear Garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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