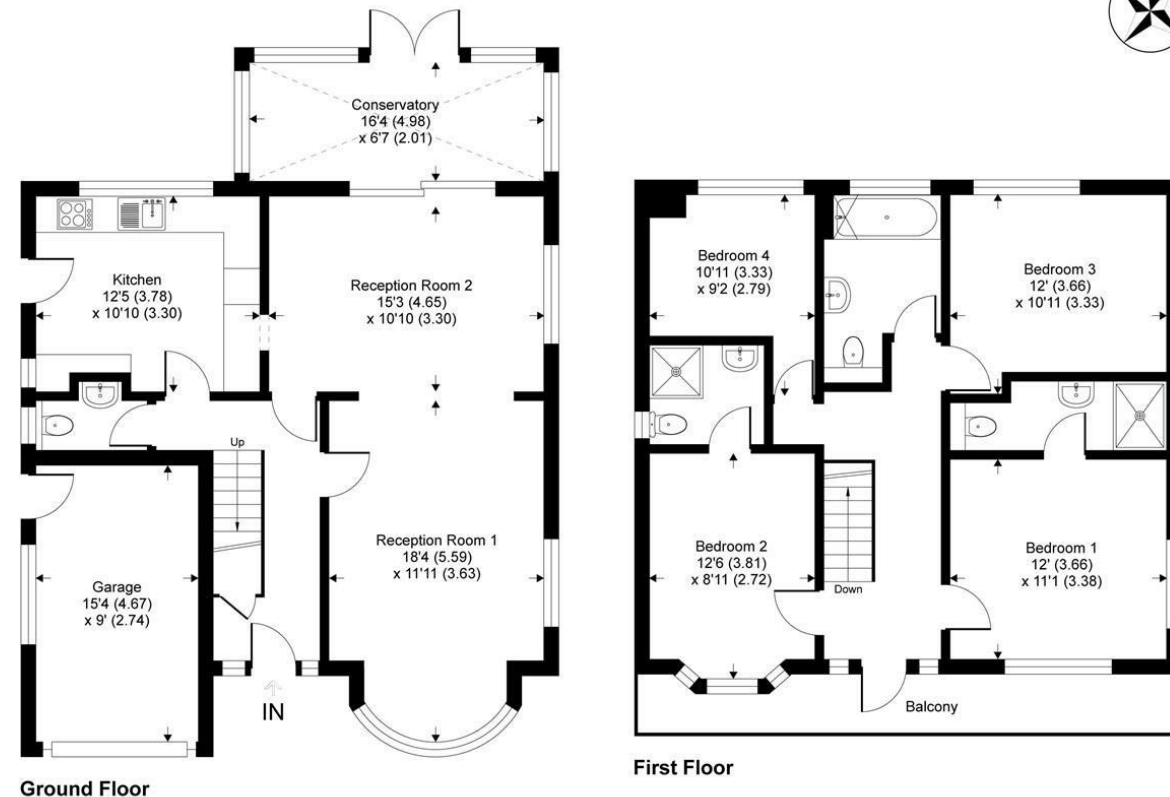


Lenham Road, BN2

Approximate Gross Internal Area = 140 sq m / 1506 sq ft
Approximate Garage Internal Area = 13 sq m / 138 sq ft
Approximate Total Internal Area = 153 sq m / 1644 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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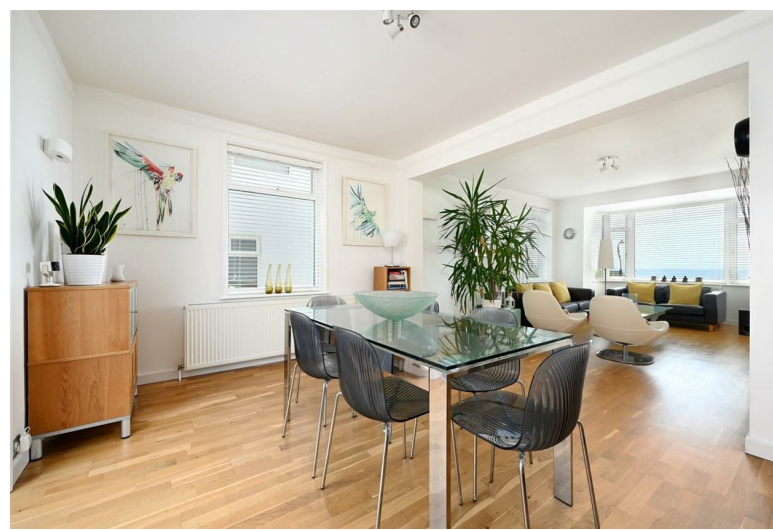


Total Area Approx 1644.00 sq ft

27 Lenham Road East, Saltdean, BN2 8AF

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

Guide Price £900,000-£950,000
Freehold



27 Lenham Road East Saltdean BN2 8AF

*** GUIDE PRICE £900,000-£950,000 ***

Fabulous homes like this stunning four bedroom detached house rarely come to the market in this sought-after location in Saltdean, offering spectacular views of Saltdean Park and the sea from its full-width balcony and front bedrooms, and stylishly presented in excellent decorative order throughout.

A block-paved driveway leads to the garage which has convenient side access, a low-maintenance front garden planted with mature shrubs and laid with slate chippings, and steps up to an attractive covered front porch.

The impressive ground floor is light and bright with the entrance hall leading to two large adjoining reception rooms with a bay window and sea views to the front and sliding doors to the rear leading out to the conservatory. A modern kitchen with high-gloss units, integrated appliances, a useful serving hatch to the rear reception room and side access, plus a handy WC, complete the ground floor accommodation.

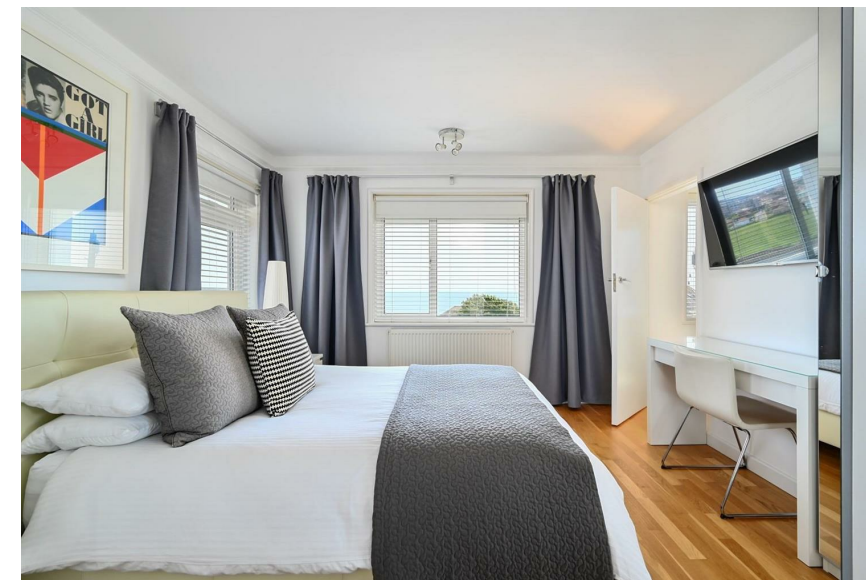
All four bedrooms are on the first floor, the two front rooms – one with a dual aspect and the other with a bay window - both having en-suite shower rooms and those fabulous sea views, along with a family bathroom with a modern white suite. The full-width, partially covered balcony is accessed via a door from the landing and offers the perfect spot for morning coffee or sundowners while soaking up the incredible views.

The rear garden is a tranquil space, well-stocked with flowers and shrubs, with a paved patio area and steps leading up to two further tiers with water features, a lawn area laid with artificial grass and a decked area for al fresco dining, and another paved terrace at the top.

Being nestled between the seafront and the South Downs, you have easy access to Saltdean and Rottingdean beaches and the undercliff walk which takes you all the way to Brighton Marina, as well as wonderful countryside walks. Local amenities, cafes and restaurants on Lustrells Vale are just a 10-minute walk or a 2-minute drive away, as is the historic Rottingdean Village with its array of independent shops, tea rooms and traditional pubs, and the Grade II listed and recently renovated Saltdean Lido with heated open-air swimming pool, gym, café and restaurant. Brighton's mainline railway station is a short drive along the coast as is the city centre with its plethora of shops, bars, restaurants, the historic Lanes, Theatre Royal and much more.

There are many highly regarded schools and colleges in the local area including Roedean School and Brighton College, as well as the University of Sussex and Brighton University.

Viewing is highly recommended!



- NO ONWARD CHAIN
- Contemporary Detached Coastal Home
- Excellent Decorative Order Throughout
- Four Bedrooms
- Two En-Suites Plus Family Bathroom
- Balcony with Panoramic Sea & South Downs Views
- Conservatory
- Large Adjoining Lounge & Dining Room
- Close to Beaches & Countryside Walks
- Easy Access to Local Amenities & Brighton City Centre

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

Council Tax Band: **E**