



Total Area Approx 1167.00 sq ft

48 Saltdean Vale, Saltdean, BN2 8HA

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£475,000 Freehold

48 Saltdean Vale Saltdean BN2 8HA

Two double bedroom detached bungalow, favourably positioned in West Saltdean within level walking distance of local shops and amenities, the recently renovated Saltdean Lido, Saltdean Oval Park, the seafront, beach, and regular bus services to Brighton city centre.

This attractive bungalow is approached via a level front garden with driveway leading to the integral garage. An arched entrance with double glazed doors opens into the entrance porch, with a further hardwood panelled and leaded light door into the spacious entrance hall. Parquet floors run throughout the hallway, living room and both bedrooms which have built-in floor-to-ceiling mirrored wardrobes. The living room has a westerly aspect double glazed window to the front, a coloured glass porthole window and an open tiled fireplace. There is a separate WC and bathroom with a white suite comprising pedestal wash hand basin and wood panel-enclosed bath with thermostat shower over and built-in cupboard housing a 'Worcester' combi boiler. The spacious kitchen has modern work surfaces with dark wood base, wall and display units, integrated stainless steel gas hob and double oven, double stainless steel sink and a laundry cupboard with space and plumbing for a washing machine and tumble dryer. From here, sliding doors lead out to the conservatory which has double glazed French doors that open onto a good-size level garden with patio and lawned areas with mature shrub and tree boundaries, outside power and water and gated side access leading to the front of the property.

This property offers potential scope to extend into the garage and loft space (subject to normal consents) and is being sold with no onward chain.



- Detached Bungalow in West Saltdean
- Two Double Bedrooms
- Integral Garage Plus Driveway with Off-Road Parking
- Parquet Flooring & Double Glazing
- Separate Kitchen
- Conservatory
- Front & Rear Gardens
- Close to Local Shops, Saltdean Lido, Seafront & Regular Bus Services
- Scope to Extend (STNC)
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		62	
(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: **D**