

Coombe Rise, Saltdean, BN2 8QN

Approximate Gross Internal Area = 124.2 sq m / 1337 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Garden Room = 7.7 sq m / 83 sq ft
 Total = 144.6 sq m / 1557 sq ft

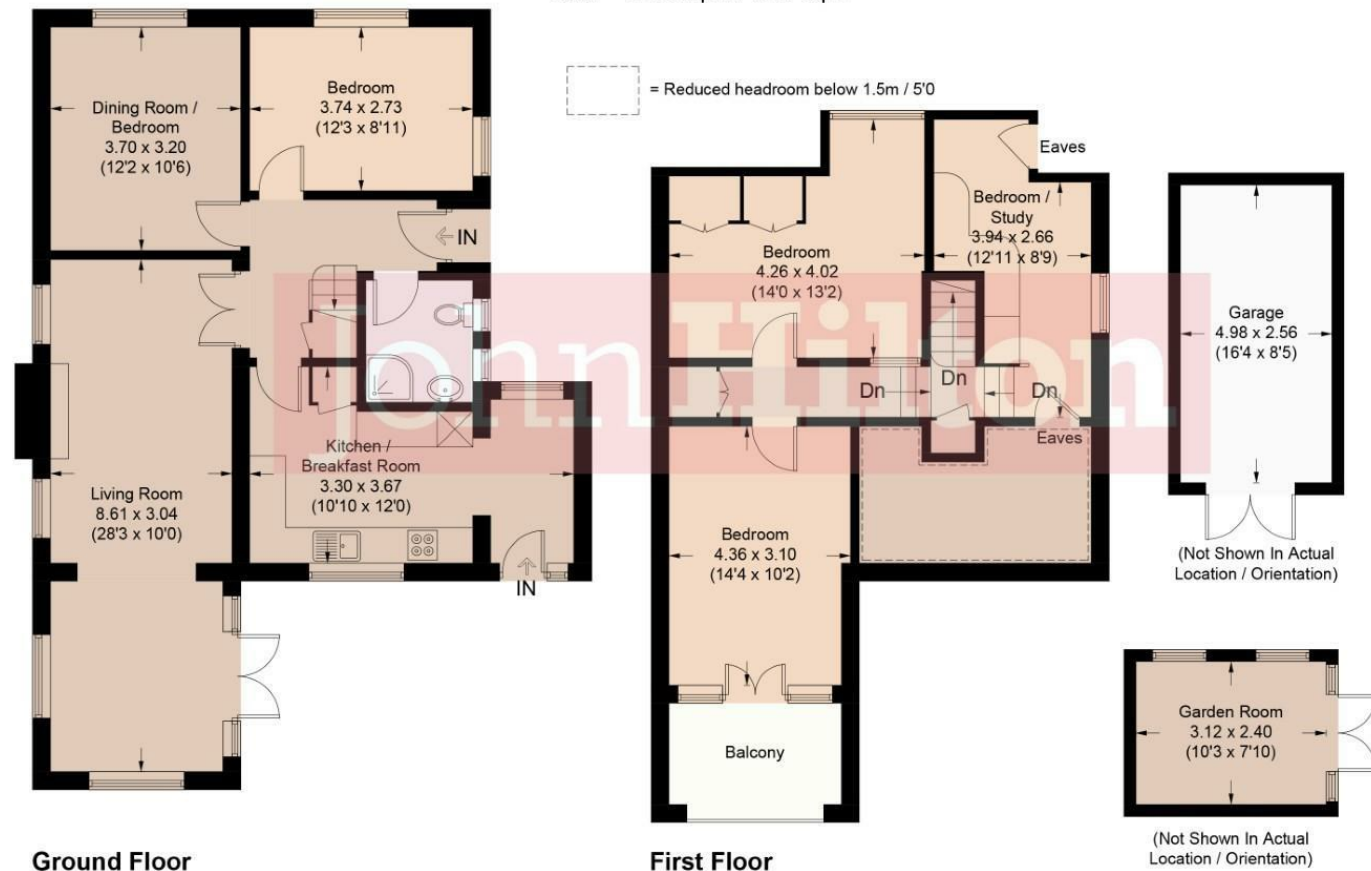


Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2025



Total Area Approx 1337.00 sq ft

6 Coombe Rise, Saltdean, BN2 8QN

To view, contact John Hilton:
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£650,000 Freehold



6 Coombe Rise Saltdean BN2 8QN

We are pleased to offer this five bedroom detached house, favourably positioned in West Saltdean with stunning views across Saltdean, the South Downs National Park and to the sea. The property is within 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.

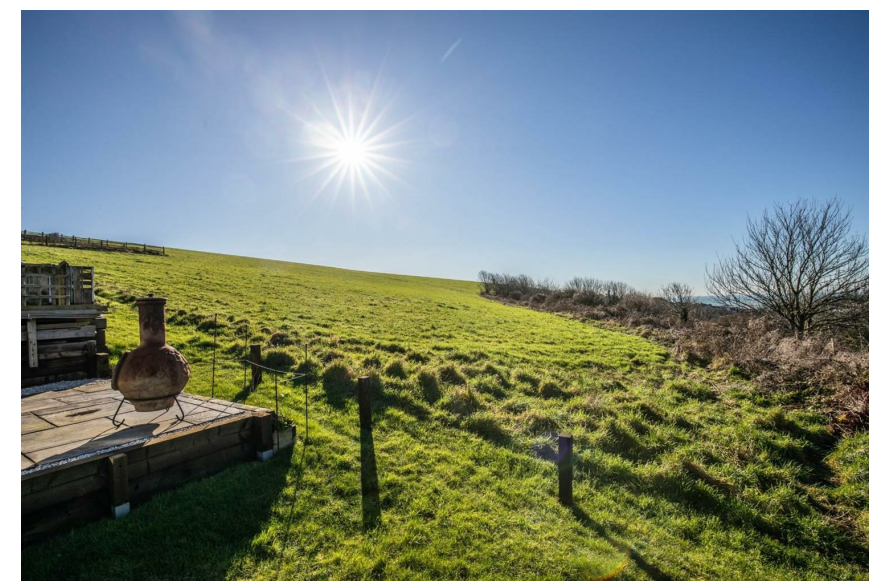
This attractive and well-presented property has a garage to the front and is approached via steps leading to the lawned front garden with mature shrub borders, raised bedding area, side access to the rear and attractive views over farmland and the South Downs.

On entering the property, double wooden doors lead into a bright extended living room with triple aspect double glazed windows and doors leading to the rear garden, a gas fired log burner and engineered wood flooring.

The ground floor comprises two double bedrooms - one currently used as a dining room - and a modern bathroom with ceramic tiled floor and underfloor heating, wash basin, large corner shower cubicle and low-level WC. The kitchen has been extended to include a breakfast area with wooden units at eye and base level, laminate worktops, acrylic sink with mixer tap, space and plumbing for a washing machine and under-counter fridge and freezer, and cupboard housing boiler.

The first floor has three further bedrooms, one currently used as a study. The main bedroom at the rear of the property has a south-facing balcony with stunning views to the sea and across Saltdean, while the second bedroom has fitted wardrobes and dual aspect windows to the front with views over farmland and the South Downs.

The rear garden offers a beautiful lawned area, bedding areas with mature shrubs and plants and access onto farmland, perfect for families with pets. The log cabin is a standout feature with a dual aspect to watch those Summer sunsets, along with heating, electricity and external lighting, ideal for entertaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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**

- Four/Five Bedroom Detached House
- Garage
- Double Glazing Throughout
- South-Facing Rear Garden
- Stunning Sea & South Downs Views
- Potential to Extend (STPC)
- Log Cabin with Power
- Potential to Purchase Farmland
- Immaculately Presented
- Close to Local Amenities & Bus Service