

Perry Hill, Saltdean, BN2 8FT

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft
Garage = 11.5 sq m / 124 sq ft
Total = 101.0 sq m / 1087 sq ft

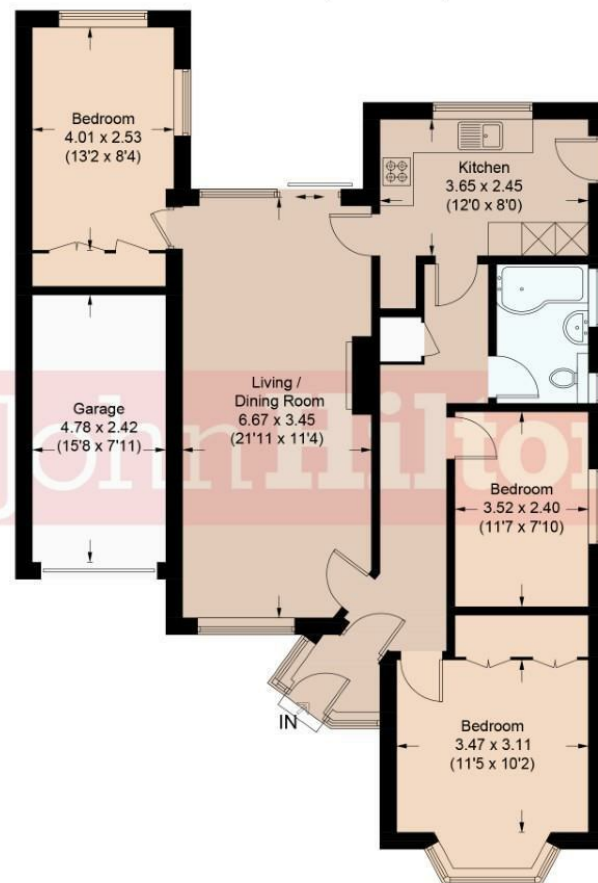


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025



Total Area Approx 963.00 sq ft

7 Perry Hill, Saltdean, BN2 8FT

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 £500,000-£525,000
Freehold



7 Perry Hill Saltdean, BN2 8FT

*** GUIDE PRICE £500,000-£525,000 ***

A spacious link detached three bedroom bungalow with a westerly aspect rear garden and having panoramic views to the South Downs. The property has an entrance vestibule opening into an inner hallway which leads to all rooms including a dual aspect living/dining room and separate kitchen looking over the manicured garden, three double bedrooms and a family bathroom. Garage with electric up-and-over door and power points. The westerly aspect garden which has attractive shrub and flower borders, a summer house and two patio areas to entertain. The area has a good bus service into the city centre and is just a short stroll to local shops and a 17-minute walk to the recently renovated Saltdean Lido and the beach.



Approach

Paved front garden with raised flower beds and block paved driveway to garage. Double glazed vestibule with coconut matt flooring, double glazed front door with leaded light windows.

Entrance Hall

Access to loft, oak engineered flooring, storage cupboard with slatted shelf.

Living/Dining Room

6.67m x 3.45m (21'10" x 11'3")
Dual aspect living room with double glazed window to front with views to South Downs, coved ceiling, neutral carpet, brick fire surround with oak mantel and stone hearth, sliding patio doors onto westerly patio and garden.

Kitchen

3.65m x 2.45m (11'11" x 8'0")
Double glazed window with westerly aspect overlooking garden, double glazed door to side. Roll-edged work surface with inset stainless steel sink, 'Diplomat' eyeliner gas oven and separate grill, stainless steel extractor hood, range of wood-effect wall and base units, space and plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, tiled splashback, double radiator and inset LED downlights.

Bedroom

3.47m x 3.11m (11'4" x 10'2")
Double glazed bay window with views to front and the South Downs, built-in double wardrobes, neutral carpet.

Bedroom

3.52m x 2.40m (11'6" x 7'10")
Double glazed window to side, radiator.

Bedroom

4.01m x 2.53m (13'1" x 8'3")
Dual aspect with two double glazed windows and westerly views over rear garden, built-in double and single wardrobes with shelf and hanging space, radiator.

Bathroom

Tiled floor and walls with feature dado mosaic tiles, two double glazed windows to side. White panelled bath with shower screen and wall-mounted taps with separate filler and shower over, wall-mounted sink with mixer tap, low-level WC with concealed cistern.

Garden

Westerly aspect rear garden, fenced to two sides with rear hedge, patio area leading to steps up to raised lawned garden with mature shrub and flower border, further raised patio with natural stone paved area with a southerly aspect, a summer house and panoramic views of South Downs.

Garage

4.78m x 2.42m (15'8" x 7'11")
Electric up-and-over door, power points and lights, gas meter and consumer unit.



- Link Detached
- Bungalow
- Three Bedrooms
- Double Glazed
- Westerly Aspect Rear Garden
- Gas Heating
- Private Driveway
- Close to Shops
- Views of South Downs
- Garage with Electric Door

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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**