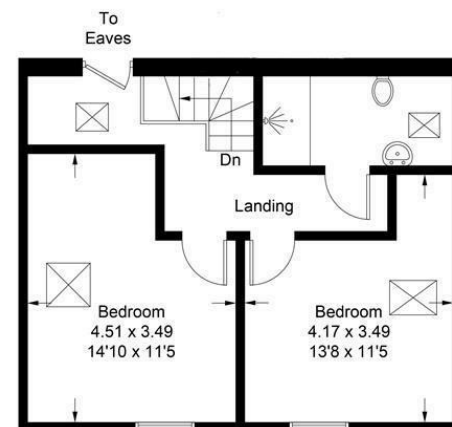


98 Saltdean Drive

Approximate Gross Internal Area = 170.9 sq m / 1839 sq ft
Outbuildings = 20.5 sq m / 221 sq ft
Total = 191.4 sq m / 2060 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1078183)



Total Area Approx 1839.00 sq ft

98 Saltdean Drive, Saltdean, BN2 8SD

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 £800,000-£825,000
Freehold



98 Saltdean Drive Saltdean BN2 8SD

*** GUIDE PRICE £800,000-£825,000 ***

John Hilton's are delighted to offer this immaculately presented four-bedroom detached house which has been completely updated and improved by the current owners.

The approach to the property boasts off-road parking for several vehicles with sandstone paved pathway leading to the front door, opening into the entrance hall with ample storage and contemporary turning staircase to the first floor.

Ground floor accommodation flows easily with the lounge-dining room being the heart of the home – the perfect social and family space. The extended dining area with vaulted ceiling, roof lights and exposed brickwork is a standout feature of the property and works perfectly with the bi-folding doors opening onto the rear garden.

The separate kitchen-breakfast room is fitted with a range of wall and base units with complementary work surfaces and includes a separate utility room, space for integral appliances, stylish tiled floor and splashbacks and a feature exposed brick wall with door to rear garden.

The main bedroom on the ground floor offers inset wardrobes and a walk-in dressing room which has plumbing ready for an en-suite, if required. A second double bedroom, bathroom and a versatile office space/games room, ideal for those who work from home or need an additional quiet retreat, complete the ground floor accommodation, while the first floor has two further double bedrooms and a newly fitted walk-in shower room.

The generous and landscaped rear garden offers a sunny aspect and plenty of space for outdoor activities and al fresco dining. A sizeable decked terrace with space for outdoor seating is accessed via bi-fold doors from the dining room and has steps leading down to a lawned area, with a further decked seating area with pergola to the rear.

Viewing of this exceptional family home is highly recommended.



- Detached Four Bedroom House
- Updated & Improved Throughout
- Lounge-Dining Room with Vaulted Ceiling
- Kitchen-Breakfast Room & Utility
- Two Bathrooms & Plumbing for Third
- Master Bedroom with Dressing Room
- Office / Games Room
- Ample Off-Road Parking
- Sunny Aspect Rear Garden with Decked Terraces
- Close to Local School, Amenities & Seafront

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		
England & Wales	EU Directive 2002/91/EC	
		81
	66	

Council Tax Band: **D**