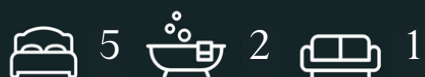




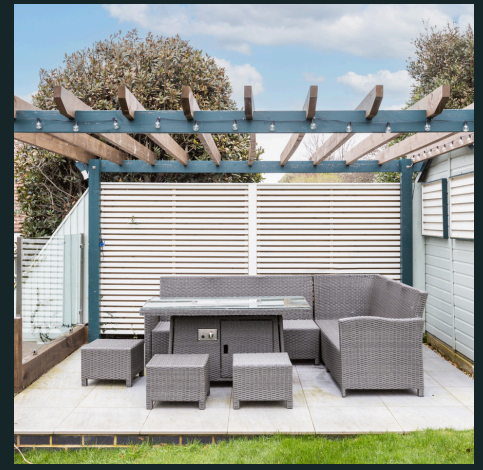
## Saltdean Vale, Brighton

Guide price £700,000 - £750,000



### Property highlights

- 3-5 bedrooms depending on how you use the space
- Ground floor WC, family bathroom, and en-suite
- Beautifully renovated kitchen with access to the garden
- Spacious principal suite with 'hidden' wardrobes and en-suite bathroom
- Ample storage space throughout the house, including large eaves
- Conveniently located close to a park, local shops, beach and primary school
- Multi-level garden, with patio and grassed areas, and shed
- Off street parking
- Bike storage lean-to at the side of the house
- Solar panels at the front and back with battery storage



Located in the heart of Saltdean, a coastal village just east of the centre of Brighton, is this spacious detached home offering ample space for a family to grow up together in. With off-street parking, a multi-level garden, and a beautiful kitchen – it has it all.

### The property

Located in the heart of Saltdean, a coastal village just east of the centre of Brighton, is this spacious detached home offering ample space for a family to grow up together in. A well-presented front garden, with a paved driveway, leads you up a few steps to the front door. Inside is a spacious hallway off which are all the ground floor rooms including two bedrooms, kitchen, living room, dining room (which could be used as a bedroom), family bathroom, and a WC. There's also a cupboard large enough to house a tumble dryer. A beautifully designed staircase, made with bespoke stair gates at the top and the bottom, is the feature of the space.

The stylish kitchen, with solid wood floors and worktops, and under-shelf lighting, is a welcoming space for quality time to be spent together. A double-door larder provides plenty of space for food and the breakfast bar allows for meals to be prepared together. Double doors open out into the rear garden.

The living room comes with a built-in log burner, a fantastic feature to add warmth in the winter months. Sliding doors lead out to the garden.

The largest bedroom on the ground floor has been recently renovated and its newly fitted triple wardrobes give it plenty of storage space. Fitted shutters in all of the bedrooms add to the style of this home.





## The property continued...

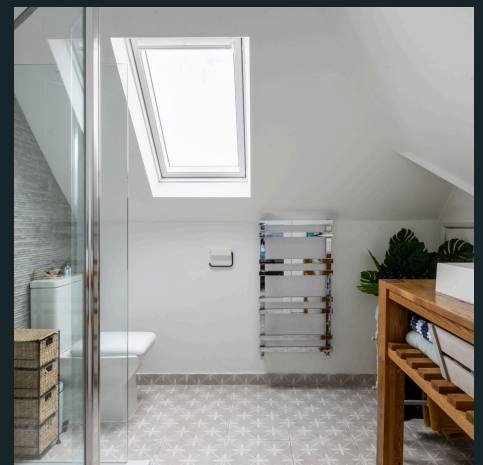
The multi-level garden, with patios and grass, is easy to maintain and a great addition to this home. Solid oak sleepers and grey-painted fences add to the designed element of the space, and the large shed gives it a sense of practicality. To the side of the house, there is also a bike storage lean-to.

The loft conversion on the first floor is mostly occupied by the principal bedroom and ensuite bathroom but there's also a spacious landing and study, which could be used as a bedroom. The conversion has been cleverly done - providing tall ceilings and a bright and airy feel. Full-height doors which open out onto a Juliet balcony in the principal bedroom overlook the rear garden and provide soft natural light. Multi-functional aircon/heating/dehumidifier units were installed in the rooms upstairs eighteen months ago allowing for greater flexibility over the room temperature.

This property is Freehold and the council tax band is D.

## The area

Saltdean is a coastal village located just five miles east of central Brighton. Well-known for its iconic art deco Lido, which is in the final stages of its multi-million-pound renovation, Saltdean is a much-loved location for families and professionals alike. The Oval Park is a hub of the suburb and boasts a children's play park, skatepark, tennis courts, and outdoor bowls green. Through the park, there's a tunnel with direct access to pebbled beaches that are lifeguarded in the summer. The clifftop walk boasts incredible views out to sea and along to Brighton and the South Downs National Park can be reached through the North of Saltdean. Local shops and restaurants serve the residents of Saltdean well whilst larger supermarkets and amenities are situated at Brighton Marina, just 10 minutes away.





## Transport links

This property is located east of the centre of Brighton & Hove, which is an eighteen-minute drive away along the A259 coast road. It is well connected with a regular bus service which will get you into the city centre in just twenty minutes. The A27, with its links to Lewes in the east and onwards to the A23 and Crawley and London to the North, is an eighteen-minute drive away. Gatwick Airport is a forty-five-minute drive away and Heathrow Airport is an hour and a half drive away.

## Schools

Within a two-minute walk are three nursery schools and Saltdean Primary School can be reached on foot in just six minutes. The nearest secondary schools are Longhill High School and Peacehaven Community School. Local independent schools include Brighton College and Roedean.



This property is deceptively large from its roadside view – it seems to go on and on! It has been well-loved by its current family who have added value through their renovations and would make a wonderful home for a new family.

Georgia Radford, Director & Co-Founder





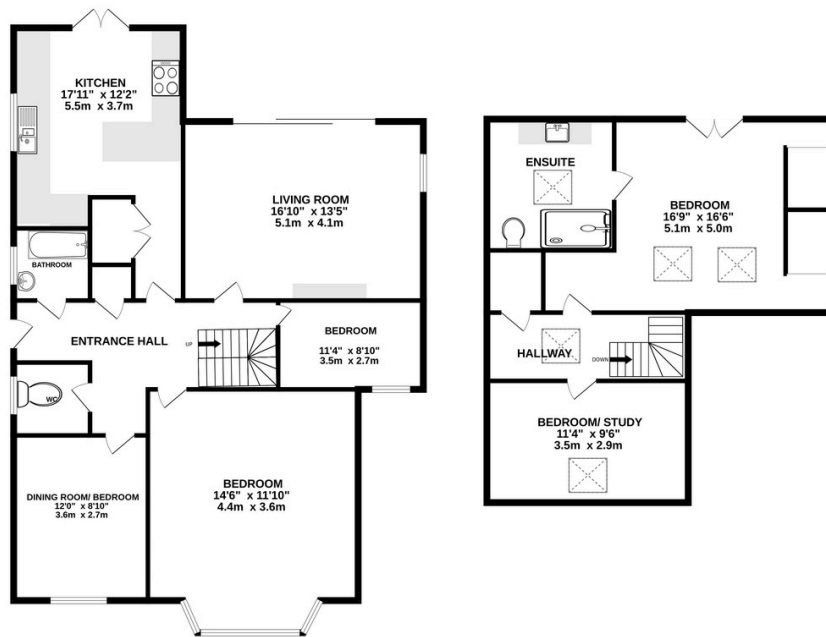
The stylish kitchen is a welcoming space for quality time to be spent together.





GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA: 1755sq.ft. (163.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropro ©2024



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Viewings are by arrangement only. Contact us and we will be happy to show you around.

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